Karen Johnson Davidson County
Batch# 1483529 DEEDWARR
10/13/2026 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $921.30
20261013-0094040

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $249,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th day of October, 2026.

NOTARY PUBLIC

My commission expires:

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Gleyni Altagracia Rodriguez Al and Manuel Antonio Roque Pichardo	New Owner	163160A10000CO
(NAME)	(NAME)	
2007 Ethan Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Beverly L. Barnes, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Manuel Antonio Roque Pichardo and Gleyni Atlagracia Rodriguez Almonte, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Unit No. 220 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 2005-0609-0066104 - Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Beverly L. Barnes, an unmarried woman, by deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20061130-0147708 dated November 15, 2006, said Register's Office.

This property is __unimproved _X_improved property known as: 2007 Ethan Lane, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 8th day of October, 2026.

Beverly L. Barnes

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beverly L. Barnes, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of October, 2026.

Notary Public
My Commission Expires:

MORGAN O'NEILL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 1, 2030
COUNTY OF WILSON

Certificate of Authenticity

I, Lacey Chumley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **October 8, 2026**.

Date

Lacey Chumley

Affiant Signature

October 13, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of October, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON