Name and Address of New Owner:
Fabiangel Benitez Pereyo and Dianelis Caridad Perez Morin
4905 Pebble Creek Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1483908 DEEDWARR
10/14/2026 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20261014-0094517

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 149-05-0-128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **JAMES FINNEY, MARRIED**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto FABIANGEL BENITEZ PEREYO AND DIANELIS CARIDAD PEREZ MORIN, BOTH UNMARRIED "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Pebble Creek, Section One, of record in Book 5210, Page 72, Register's office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James Finney, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20130401-0031467 Register's Office for Davidson County, Tennessee, dated March 29, 2013 and recorded on April 01, 2013.

Heather Leighann Rippetoe, spouse of James Finney, joins in the execution of this instrument for the purpose of relinquishing all of her rights, title and interest, marital or otherwise in the subject property.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 4905 Pebble Creek Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of October, 2026.

(SEAL)
James Finney

(SEAL)
Heather Leighann Rippetoe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of October, 2026, before me personally appeared James Finney and Heather Leighann Rippetoe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of October, 2026.

Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $319,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires:



Certificate of Authenticity

I, Katy Buck, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered fr 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 13, 2026.

Katy Buck

Katy Buck

Date: October 13, 2026

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of October, 2026.

Carol M Holmes

Notary's Signature

CAROL M HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 06/02/2030