WARRANTY DEED

Karen Johnson
Batch # 1484110
10/15/2026 11:20:13 AM
Fees: $13.00 Taxes: $111.00

Davidson County
DEEDWARR
2 pgs

20261015-0094710

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2026

Notary Public

MY COMMISSION EXPIRES: 1-30-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jorge Ramirez Morales	Jorge Ramirez Morales	47-151
(NAME)	(NAME)	
1223 London Bridge	1223 London Bridge	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20261566

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Juan Alberto Barahona Portillo and Ana Maribel Galvez Zelaya, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jorge Ramirez Morales, a single man**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the westerly margin of Old Hickory.Boulevard, being the SE corner of herein described tract and the NE corner of the Tommy R. Pope property of record in Book 5522, page 386, Register's Office for Davidson County, Tennessee; thence with the common line of Tommy R. Pope, N 70°45'W 735.82 feet to a point in said line; thence N 19°15'E 59.93 feet to a point; thence S 70°45'E 738.70 feet to a point in the westerly margin of Old Hickory Boulevard; thence with said margin, S 22°00'W 60.0 feet to the point of beginning, **containing 1.0 acre, more or less.**

BEING the same property conveyed to Juan Alberto Barahona Portillo and Ana Maribel Galvez Zelaya, husband and wife, by Warranty Deed from Millenium Hills Co., Inc., a South Dakota corporation, dated 06/03/2025 and filed of record in Inst. No. 20250606-0044775, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 5553 Old Hickory Blvd., Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of October, 2026

Juan Alberto Barahona Portillo

Ana Maribel Galvez Zelaya

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Juan Alberto Barahona Portillo and Ana Maribel Galvez Zelaya, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th of October, 2026.

Notary Public
My Commission Expires: 3/21/26

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY