| | |
|---|---|
| **THIS INSTRUMENT WAS PREPARED BY**<br><br>Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P26-9934-WE | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 570,000.00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF October 2026<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: Nov 8 2027<br><br>(AFFIX SEAL) |

Karen Johnson Davidson County
Batch# 1485178 DEEDWARR
10/16/2026 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20261016-0094939

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Santiago Quintero Rodriguez and Juan Diego Quintero Rodriguez** | NEW OWNER | |
| 338 Gatewood Avenue | | 071-11-0-280.00 |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Holly Healion Vance**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Santiago Quintero Rodriguez and Juan Diego Quintero Rodriguez**

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Barkfield Valley Estates of record in Plat Book 5210, Page 370, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hannah Catherine Vance Quintero, married and Holly Healion Vance, unmarried, joint tenants with right of survivorship by Warranty Deed from Pujita Venkat and husband, Thomas Klink, and Sonnepal Venkat, married of record in Instrument No. 20190724-0072481 Register's Office for Davidson County, Tennessee, dated July 11, 2019 and recorded on July 24, 2019.

Hannah Catherine Vance Quintero died on February 4, 2024, thereby vesting the herein-described property in Holly Helion Vance, unmarried, as surviving joint tenant.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **338 Gatewood Avenue, Nashville, TN 37207**

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15 day of October, 2024.

Holly Healion Vance

Holly Healion Vance

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Holly Healion Vance,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of October, 2024.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

**Tennessee Certification of Electronic Document**

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on October 15th, 2026. (date of document).

Signature

Date: October 15th, 2026

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 15th day of October, 2026.

Notary Public

My commission Expires:

SEAL

