This instrument was prepared by Momentum Title, LLC from information furnished by the parties and/or contained in the public records. Momentum Title, LLC is acting solely as the preparer of this instrument and has not conducted a title examination or reviewed a survey in connection with its preparation. Preparation of this instrument does not constitute an opinion or certification by Momentum Title, LLC as to the status of title, matters of survey, or the accuracy or completeness of the legal description or other title matters contained herein.

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-10334-WSC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2026.

Notary Public
My Commission Expires: 11.5.29

Karen Johnson Davidson County
Batch# 1485188 DEEDWARR
10/16/2026 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20261016-0094956

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brayam Velasquez Gonzalez 355 Flushing Dr Nashville, TN 37211	New Owner	119-03-0-117.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Rosemary Dubois, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Brayam Velasquez Gonzalez, an unmarried man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 102 on the plan of Glencliff Estates, Section 5, of record in Plat Book 2133, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Rosemary Dubois, an unmarried woman by Warranty Deed from Daniel Swagler, unmarried, dated February 28, 2013 and recorded on March 4, 2013 of record in Instrument No. 20130304-0021419, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **355 Flushing Dr, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 , and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR:

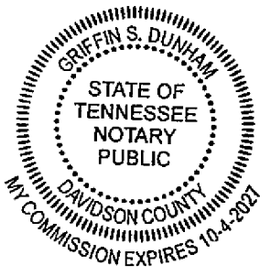
Rosemary Dubois

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rosemary Dubois, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of October, 2026.

Notary Public
My Commission expires: _____



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10/15/24 (date of document).

Connie Taylor
Affiant Signature

10/15/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of Oct, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11.3.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY