Karen Johnson
Batch # 1288393
06/23/2025 09 54 48 AM
Fees $13 00 Taxes $1,098 90

Davidson County
DEEDWARR
2 pgs

20250623-0048853

TERESA GLASS NOTARY PUBLIC TENNESSEE My Comm Exp Sept. 21, 2027 COUNTY OF ROBERTSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $297,000 00 Affiant Subscribed and sworn to before me, this 20th day of June, 2025. Notary Public My commission expires 9·21·27

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David Ortiz Aldana		**043-13-0-075.00**
217 Maple Street		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Linda L. Wauford, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

David Ortiz Aldana, married

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No 1 on the Plan of Forest Park Homes of record in Plat Book 6200, Page 933, 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 Linda L Wauford, unmarried by Warranty Deed from Jeremy Baker, unmarried of record in Instrument No 20230905-0069227 Register's Office for Davidson County, Tennessee, dated August 30, 2023 and recorded on September 05, 2023

This is improved property known as **217 Maple Street, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1 Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of June, 2025

Linda L. Wauford

Linda L Wauford

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Linda L Wauford, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above

Witness my hand and official seal this 20th day of June, 2025

Notary Public
My Commission Expires 4/22/2029

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Lenders Title Company File No 25-001025-626