Karen Johnson Davidson County
Batch# 1293742 DEEDWARR
07/03/2025 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250703-0052751

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 26-6271MC

STATE OF TEXAS
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-21-2028

(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH25-09676

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christopher Manner 321 Delvin Drive Nashville, TN 37211	New Owner	162-01-0-077.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roderick L. Picott, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher Manner and Maria Aineth Murguia Lara, husband and wife**, hereinafter called the Grantees, their successors 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 25, as shown on the map entitled Addition to Southwood, of record in Plat Book 2900, page(s) 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roderick L. Picott, an unmarried man by Warranty Deed from federal national mortgage association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States of record in Instrument No. 20070410-0042394 Register's Office for Davidson County, Tennessee, dated April 09, 2007 and recorded on April 10, 2007.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **321 Delvin Drive, Nashville, TN 37211**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of June, 2025.

Roderick L. Picott

STATE OF TEXAS

COUNTY OF Hays

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Roderick Picott, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Wimberley, TX, this 30th day of June, 2025.

NOTARY PUBLIC
My Commission Expires: 10-16-26

Christine Williams

CHRISTINE WILLIAMS
Notary ID #131766917
My Commission Expires
October 16, 2026

I, Kirsten Virden, 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 7/2/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/2/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

