Karen Johnson Davidson County
Batch# 1295540 DEEDWARR
07/09/2025 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20250709-0054122

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Sumner

The actual consideration or value, whichever is greater for this transfer is: $235,000.00

Affiant Signature

Subscribed and sworn to before me on this the 9th Day of July 2025.

Jennifer Russell
Notary Public
My Commission expires 01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Erika Lugo Sanchez
5518 Eulala Dr.
Nashville TN 37211

SEND TAX BILLS TO:
Pinnacle Bank
21 Platform Way S, Ste. 2300
Nashville, TN 37203

MAP AND PARCEL NUMBER: 16209011500

WARRANTY DEED
25NT00719

Effective the 3 Day of July, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Candice Yvonne Stokes, a single woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Erika Lugo Sanchez, an unmarried woman

Hereinafter called the GRANTEES, their 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. 138B on the Plan of Hickory View, Section 2, of record in Plat Book 5800, Page 324, 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 Thomas Herman Rocco by Special Warranty Deed (Corporation) from Federal Home Loan Mortgage Corporation, Grantor by its duly authorized attorney in fact, National Default REO Services, a Delaware limited liability company d/b/a First American Asset Closing Services ("FAACS") of record in Instrument No. 20091012-0094482, Register's Office for Davidson County, Tennessee, dated September 29, 2009 and recorded on October 12, 2009. Thomas Herman Rocco having become deceased on or about June 1, 2023, having died married and intestate. See Affidavit of Heirship recorded on February 22, 2024 in Instrument No. 20240222-0012249, Register's Office for Davidson County, Tennessee, naming Philip Lavallet as his sole heir.

Being the same property conveyed to BMD Holdings LLC, a Tennessee limited company by Warranty Deed from Phillip Lavallet, unmarried of record in Instrument No. 20240222-0012250 Register's Office for Davidson County, Tennessee, dated February 16, 2024 and recorded on February 22, 2024.

Being the same property conveyed to Candice Yvonne Stokes, a single woman from BMD Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 05/02/2024 and recorded 05/07/2024 in Instrument No. 20240507-0033350, Register's Office of said County.

This is an improved property commonly known as: 5518 Eulala Dr, 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 and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 3RD day of July, 25

*_____

Candice Yvonne Stokes

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Candice Yvonne Stokes**, the within named bargainer, 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.

_____
Notary Public
My Commission expires: 1/25/26.

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/3/25 (date of document).

Jennifer Russell
Affiant Signature

7/9/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of July 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

