Karen Johnson Davidson County
Batch# 1297638 DEEDWARR
07/15/2025 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250715-0055453

FOR OFFICIAL USE

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$440,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/14/2025**

Notary Public

MY COMMISSION EXPIRES: 4.19.2027

(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC
ESTABLISHED 2009

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5139

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Roberts and Karen Jocelyn De La Paz	Axcend Federal Credit Union 520 Airpark Dr. Tullahoma, TN 37388	**136-06-0-122**
3514 Wood Bridge Drive Nashville, TN 37217		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Thomas A. Maynard and wife, Laura Sue Maynard,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Roberts and Karen Jocelyn De La Paz, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 419 on the Plat of Priest Lake Park, Section 7-A, which is of record in Book 5200, Page 109, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas A. Maynard and wife, Laura Sue Maynard by Deed dated December 28, 1979 from Philhall Corp, recorded December 31, 1979, in Book 5549, Pages 358-360, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3514 Wood Bridge Drive, Lot 419, Nashville, TN 37217**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **14th** day of **July, 2025**.

Thomas A. Maynard

Laura Sue Maynard

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Thomas A. Maynard and Laura Sue Maynard**, with whom I am personally acquainted, or proved 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 official seal on this the **14th** day of **July, 2025**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 7-14-2025.

Affiant Signature

7-14-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 14 day of July, 2025.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Notary Public

My Commission Expires: 4-19-2027

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