***Transfer Tax paid in Book 646, Page 166, in the Register's Office, Cheatham County, State of Tennessee.**

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1303522 DEEDWARR
07/30/2025 10:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250730-0060102

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00. *

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jose Yanez	NEW OWNER	053 031.03 (Cheatham County) and
(NAME)	(NAME)	036 00 0 065.00 (Davidson County)
121 Shihmen Ct.		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jacob Tapia**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jose Yanez**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Cheatham County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of property in Cheatham County and Davidson County, Tennessee, described as follows:

Being Lot No. 1, as shown on the plan of Charles Scalf Property, as of record in Plat Book 6, page 27, Register's Office for Cheatham County, Tennessee, to which record is hereby made for a more particular description thereof.

Being the same property conveyed to Dinh Hoang and Jacob Tapia and Van Hoang, as joint tenants with rights of survivorship from Teresa Tellez by Warranty Deed dated May 14, 2021 and recorded on May 17, 2021 in Record Book 584, Page 355, Register's Office of Cheatham County, Tennessee.

Further being the same property conveyed to Jacob Hernandez Tapia from Van Hoang and Dihn Hoang by Quitclaim Deed dated November 25, 2022 and recorded on September 6, 2024 in Record Book 633, Page 1906, Register's Office of Cheatham County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5683 Higdon Road, Joelton, TN 37080

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; and we do covenant with the 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, unless otherwise herein set out; and 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 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 our hands this 25 day of July, 2025.

Jacob Tapia

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Jacob Tapia, the bargainor(s), 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.

WITNESS my hand and official seal of office, this 25 day of July, 2025.

Notary Public
My Commission Expires:
(SEAL)

RANDY HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

Certificate of Authenticity

I, Mandy Mayhew, 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

July 25, 2025.

Date

Mandy Mayhew

Affiant Signature

July 29, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of July, 2025.

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Notary Signature

My Commission Expires: _____