WARRANTY DEED

Karen Johnson Davidson County
Batch# 1313115 DEEDWARR
08/21/2025 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250821-0067044

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2025

Notary Public

MY COMMISSION EXPIRES: 9/16/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesus Macias	New Owner	060-01-0 137.00
(NAME)	(NAME)	
3153 Gwynnwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Down Home Construction, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jesus Macias, an unmarried man,** hereinafter called the GRANTEES, their heirs 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 No. 139 on the Plan of Golden Valley Estates, Section One of record in Plat Book 4175, Page 142, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot No. 139 fronts 56.0 feet on the easterly margin of Gwynnwood Drive and extends back 66.65 feet on the northerly line and 164.0 feet on the southerly line to a broken line in the rear, measuring 115.04 feet thereon.

Being the same property conveyed to Down Home Construction, LLC by deed of record in Instrument No. 20240510-0034396, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 3153 Gwynnwood Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 my/our hands this 19th day of August, 2025.

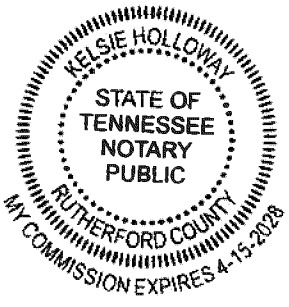
Down Home Construction, LLC
By: Brian K. Anderson, Member

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brian K. Anderson, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Down Home Construction, LLC, and that he as such Member executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 19th day of August, 2025.

Notary Public Kelsie Holloway
My Commission Expires: 4/15/2028



File No.: 23012

Certificate of Authenticity

I, Joshua A. Terry, 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 8/19/25.

Affiant Signature – Joshua A. Terry

8/20/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/20/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27