Karen Johnson Davidson County
Batch# 1320686 DEEDWARR
09/10/2025 09:32:30 AM 7 pgs
Fees: $38.00 Taxes: $1,017.50
20250910-0072251

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

ANGELA LYLES
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 275,000.00.

Affiant

Subscribed and Sworn before me this 9 day of September , 2025.

Notary Public
My commission expires: 3/23/26

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Leticia Pedroza 728 26th Avenue North, Nashville, TN 37208	New Owner	Map/Parcel 092-06-0-594

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dorothy Waddy, Leslie Waddy, Eunice Waddy, James Waddy, and Donara Anothony (fka Donara Waddy)**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Leticia Pedroza, unmarried woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 27 on the Map of Buchi's Subdivision of Lot No. 20, McNairy's Subdivision, as of record in Book 421, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the easterly side of 26th Avenue North, formerly Buchi Avenue and runs back between parallel lines 153-1/3 feet to an alley.

BEING the same property conveyed to James Milton Waddey by Deed from Ernest O. Cherry and wife, Carrie Cherry, dated May 1, 1981 and recorded May 13, 1981 of record in Book 5744, Page 454, in the Register's Office of Davidson County, Tennessee.

The said James M Waddy (aka James M Waddey) having since died on November 25, 2005, leaving his spouse Dorothy Waddy and surviving children: Leslie Waddy, Donara Waddy (nka Donara Anthony), Eunice Waddy and James Waddy as his natural heirs at law. See Affidavit of Heirship of record as Instrument No. 20220822-0094374, Register's Office of Davidson County, Tennessee, as supplemented and corrected by Affidavit of Heirship of record as Instrument No. _____, said Register's Office.

202509100072250

This is [X] improved [ ] unimproved property known as 728 26th Avenue North, Nashville, TN 37208 .

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; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 4 day of September, 2025.

Leslie Waddy

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 4 day of September, 2025, before me personally appeared Leslie Waddy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4 day of September, 2025.

Notary Signature
My commission expires: 3/25/26

ANGELA LYLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 4 day of September, 2025.

Dorothy Waddy

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 4 day of September, 2025, before me personally appeared Dorothy Waddy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4 day of September, 2025.

Notary Signature
My commission expires: 3/25/26

ANGELA LYLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 2 day of September, 2025.

Donara Anthony

Donara Anthony

STATE OF North Carolina
COUNTY OF Guilford

On this 2 day of September, 2025, before me personally appeared Donara Anthony, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2 day of September, 2025.

Rosalind Landry

Notary Signature
My commission expires:
7/21/2030

ROSALIND LANDRY
Notary Public, North Carolina
Guilford County
My Commission Expires
July 21, 2030

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 2 day of September, 2025.

James Waddy

James Waddy

STATE OF Tennessee
COUNTY OF Henderson

On this 2nd day of September, 2025, before me personally appeared James Waddy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of September, 2025.

Tara Skinner

Notary Signature
My commission expires: 02-26-2028



IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 1 day of September, 2025.

Eunice Waddy

STATE OF Tennessee
COUNTY OF Madison

On this 1 day of September, 2025, before me personally appeared Eunice Waddy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of September, 2025.

Notary Signature
My commission expires: 4/27/29

BOBBIE EVANS
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **09/04/2025** (date of document).

Jami K Averwater

Affiant Signature

09/10/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **10th** day of **September**, 2025.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

