Karen Johnson
Batch # 1324281
09/19/2025 10:58:16 AM
Fees: $13.00 Taxes: $2,442.00
Davidson County
DEEDWARR
2 pgs
20250919-0074998

Warranty Deed

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $660,000.00. Affiant Subscribed and sworn to before me, this the 17th day of September, 2025. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stacy D. Smith	Same as New Owner	061-15-0-370.00
1211 Stratford Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GUADALUPE OCHOA LAGUNAS, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STACY D. SMITH, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being the Easterly 82.4 feet of Lots Nos. 277 and 278 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

Said part of Lots Nos. 277 and 278 fronts 82.4 feet on the Northerly side of Stratford Avenue and runs back between parallel lines with the Westerly margin of a 50-foot unnamed street 205 feet to a dead line.

Being the same property conveyed to Lagunas Ochoa Homes, LLC, a Georgia limited liability company by Warranty Deed from Tammy M. Kimbrough and Betty L. Meador, Heirs-at-Law of Estate of Weldon C. Meador, Jr of record in Instrument No. 20220414-0043619 Register's Office for Davidson County, Tennessee, dated April 01, 2022 and recorded on April 14, 2022.

Being the same property conveyed to Guadalupe Ochoa Lagunas by Quitclaim Deed from Lagunas Ochoa Homes, LLC, a Georgia limited liability company of record in Instrument No. 20221109-0120214 Register's Office for Davidson County, Tennessee, dated November 08, 2022 and recorded on November 09, 2022.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1211 Stratford Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of September, 2025.

Guadalupe Ochoa Lagunas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Guadalupe Ochoa Lagunas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2025.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212