WARRANTY DEED

Karen Johnson Davidson County
Batch# 1334686 DEEDWARR
10/16/2025 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $662.30
20251016-0082249

LB-AR-25-953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00.

Kimberly Board
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF ~~SEPTEMBER,~~ 2025.
OCTOBER EH

Notary Public

MY COMMISSION EXPIRES: 1/25/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sebastian Munoz Guadarrama	**Same as New Owner**	
(NAME)	(NAME)	
953 Mallow Drive	NEW OWNER	**043-16-0-171.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	7144 BIDWELL ROAD JOELTON, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEAN LEWIS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEBASTIAN MUNOZ GUADARRAMA, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or Parcel of land in Davidson County, State of Tennessee Described as follows to-wit:

Being Lot No. 102 on the Plan of Arrowhead Estates, Section II, a Plan which is of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 102 fronts 60 feet on the northerly margin of Mallow Drive and extends back 134.57 feet on the easterly line and 129.26 feet on the westerly line to a dead line in the rear measuring 80.79 feet thereon.

Being the same property conveyed to Sean Lewis by Quitclaim Deed from Thuy Gaines of record in Instrument No. 20250714-0055333 Register's Office for Davidson County, Tennessee, dated July 10, 2025 and recorded on July 14, 2025.

Being the same property conveyed to Sean Lewis, single by Warranty Deed from Mildred Catherine Rhoades, single and Van Terrance Massie, single of record in Instrument No. 20250714-0055334 Register's Office for Davidson County, Tennessee, dated July 11, 2025 and recorded on July 14, 2025.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 83, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5286, Page 406, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **953 Mallow Drive, Madison, Tennessee 37115**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hand(s) this the 22 DAY OF SEPTEMBER, 2025.

Sean Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22 of September, 2025.

Notary Public
My Commission Expires: 9/6/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 9/22/25 (date of document).

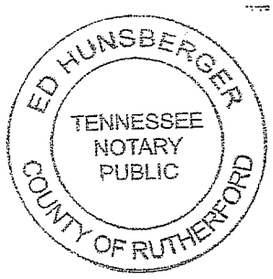
Affiant Signature

10/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of Oct, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26