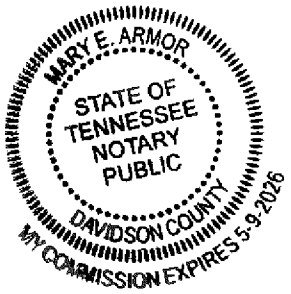
Karen Johnson Davidson County
Batch# 1338993 DEEDWARR
10/28/2025 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20251028-0085647

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1615

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Carlos Avina Nacaspaca	Carlos Avina Nacaspaca	063-01-0-035.00
(NAME)	(NAME)	
136 Bonnabrook Dr	136 Bonnabrook Dr	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TIFFANY GRANT, SINGLE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLOS AVINA NACASPACA, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, 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 part of Lot 1, Nawakwa Hill Annex, of record in Plat Book 843, Page 64, Register's Office for said County, described as follows: Beginning at a point in the Southern margin of Nawakwa Trail, 850.13 feet from a 'concrete monument in the South margin of Nawakwa Trail as now located, the said' monument being located at the beginning of a curve at the intersection of Nawakwa Trail and Neely's Bend Road; thence North 66 degrees 13 minutes East 116.0 Feet to a point;

thence extending back between two parallel lines, 198.73 feet on the Southerly line and South 16 degrees 40 minutes East 200.30 feet on the Easterly line to a line in the rear on which it measures 91.2 feet.

Being the same property conveyed to Thomas Grant and wife, Tiffany Grant by Warranty Deed from Steve Rainey, unmarried of record in Instrument No. 20111129-0092790, Register's Office for Davidson County, Tennessee, dated November 22, 2011 and recorded on November 29, 2011. The said Thomas Grant having since died January 02, 2024 and said property vested to Tiffany Grant by operation of law.

unimproved ☐
This is improved ☑ property, known as 611 Nawakwa Trail, Madison, TN 37115
(House No.) (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.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records.

Witness our hands this _____ day of _____, _____.

Tiffany Grant

STATE OF Georgia
COUNTY OF Carroll

On this 24 day of October, 20 25, before me personally appeared Tiffany Grant, 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 (or person's) free act and deed.

Notary Public Jennifer Lynne Auther
My Commission Expires: 12/05/2028

JENNIFER LYNNE AUTHER
Notary Public - State of Georgia
Douglas County
My Commission Expires Dec 5, 2028

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 October 24, 2025 (date of document)

Affiant Signature

October 28, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 28 day of October, 20 25

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY CO 2026

202510280085647