Karen Johnson Davidson County
Batch# 1342307 DEEDWARR
11/05/2025 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20251105-0088302

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5 day of November, 2025.

(Affix Seal) Notary Public

My Commission Expires: 1.31.29

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

2025-10-3418

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Edras Samir Vallecillo Calderon and Christine Vallecillo 2053 Hawks Nest Court Nashville, TN 37076	NEW OWNER	Map/Parcel 098-06-0A-117.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alex D. Brockob and Victoria N. Brockob, formerly Victoria N. Ball, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Edras Samir Vallecillo Calderon and Christine Vallecillo, husband and wife**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 109, Phase 1, Section B, Bridgewater, as shown on plat of record in Instrument No. 20060425-0046949, corrected by Surveyor's Certificate of record at Instrument No. 20060608-0067982 and revised at Instrument No. 20080219-0015216, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alex D. Brockob, unmarried and Victoria N. Ball, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Daniel M Darling and Angela D Darling, husband and wife of record in Instrument No. 20220418-0043896 Register's Office for Davidson County, Tennessee, dated April 04, 2022 and recorded on April 18, 2022.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 are now due and payable and subsequent years, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2053 Hawks Nest Court, Nashville, TN 37076.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 5 day November, 2025.

Alex D. Brockob

Alex D. Brockob

Victoria N. Brockob

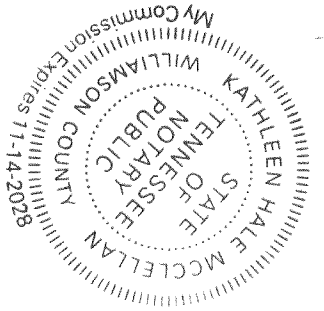
Victoria N. Brockob

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of November, 2025, before me personally appeared Alex D. Brockob and Victoria N. Brockob, 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 5th day of November, 2025.

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 November 5, 2025.

Lissa Groom
Affiant
Date: November5, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 5th day of November, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON