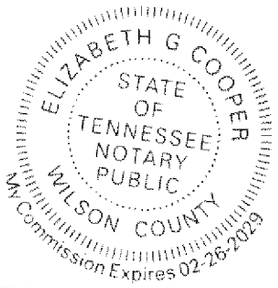
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Eduardo Sanchez Castañeda	New Owner	
(NAME)	(NAME)	082 15 0A 088.00
2115 Yeaman Place #422		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARCUS AVERY THREADCRAFT, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSE EDUARDO SANCHEZ CASTAÑEDA, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, 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 Unit 422 and Parking Space 147, 5TH AND MAIN CONDOMINIUMS, as Established Under Master Deed of record in Instrument No. 20060630-0078751, Amended at Instrument Nos. 20070104-0001656, 20070724-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914, 20161222-0134731, 20200714-0076798, 20210526-0071635, 20220823-0095272 and Assignment recorded in Instrument No. 20110304-0017580, and Attorney's Certificate recorded in Instrument No. 20060630-0078752, in the Register's Office, Davidson County, Tennessee, to Which Master Deed Reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Marcus Avery Threadcraft, Unmarried Man, by Warranty Deed from Helen O. Ladd, a Single Person and Treci R. Ladd, a Single Person, of record in Instrument No. 20210506-0060785, in the Register's Office of Davidson County, Tennessee, dated May 03, 2021, and recorded on May 06, 2021.

Dylan Potter herein signed as Attorney in fact for Marcus Avery Threadcraft. Said Power of Attorney is of record Instrument No. 20251113-0090412 in the Registers office for Davidson County Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Karen Johnson Davidson County
Batch# 1350677 DEEDWARR
11/25/2025 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20251125-0093988

MO2025-1436

unimproved
This is improved x property, known as 2115 Yeaman Place #422, Nashville, TN 37206

(House Number) (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.

Witness my hand this 20th day of November, 2025

Marcus Avery Threadcraft by D.P. Potter Atty in fact

MARCUS AVERY THREADCRAFT
BY: DYLAN POTTER, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dylan Potter, to me known to be the person who executed the foregoing instrument on behalf of Marcus Avery Threadcraft and acknowledged that he executed the same as the free act and deed of Marcus Avery Threadcraft.

Witness my hand and official seal this 20th day of November, 2025.

Commission expires:

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

Michelle Osborne
Notary Public

MO2025-1436

Certificate of Authenticity

I, Ryan Lux, 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 **November 20, 2025**.

Date

Affiant Signature

11/20/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20th** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

