Karen Johnson Davidson County
Batch# 1353253 DEEDWARR
12/03/2025 01:35:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20251203-0095982

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

MACKENZIE HARGROVE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/16/2029
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 385,000.00.

Affiant

Subscribed and Sworn before me this 2nd day of December , 2025.

Notary Public
My commission expires: 6/16/2029

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Wilson Orlando Mora Encalada, David Alejandro Mora Encalada, and Nancy Yolanda Encalada 511 East Campbell Road, Madison, TN 37115	New Owner	Map/Parcel 042-03-0-125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wilson Mora, an unmarried man, and Delia Lucia Encalada, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wilson Orlando Mora Encalada, a single person, David Alejandro Mora Encalada, a single person, and Nancy Yolanda Encalada, a married person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot "A" on the Plan of Madison Meade, Section III, as of record in Book 3842, Page 50, and amended by Book 4051, Page 722, Register's Office for said County, Tennessee. Said lot fronts 123 feet on the south side of Campbell Road and runs back 313.7 feet on the east line and 343.4 feet on the west line to a dead line in the rear on which it measures 126.5 feet.

BEING the same property conveyed to Wilson Mora and wife, Delia Lucia Encalada by Deed from Bonnie Ryan Sloan and William Jason Sloan, dated October 31, 2012 and recorded November 6, 2012 of record in Instrument No. 20121106-0102493, in the Register's Office of Davidson County, Tennessee.

Wilson Mora and Delia Lucia Encalada having since divorced, per Final Decree of Divorce in Docket No.: 23D1651.

This is [X] improved [ ] unimproved property known as 511 East Campbell Road, Madison, TN 37115 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 2nd day of December , 2025.

Wilson Mora

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 2nd day of December, 2025, before me personally appeared Wilson Mora, 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 2nd day of December, 2025.

Notary Signature
My commission expires:
6/16/2029



IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 2nd day of December, 2025.

Delia Lucia Encalada

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 2nd day of December, 2025, before me personally appeared Delia Lucia Encalada, 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 2nd day of December, 2025.

Notary Signature
My commission expires:

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 2nd day of December , 2025.

Wilson Mora

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 2nd day of December, 2025, before me personally appeared Wilson Mora, 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 2nd day of December, 2025.

Notary Signature
My commission expires:

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 2nd day of December, 2025.

Delia Lucia Encalada

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 2nd day of December, 2025, before me personally appeared Delia Lucia Encalada, 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 2nd day of December, 2025.

Notary Signature
My commission expires:
6/16/2029

MACKENZIE HARGROVE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/16/2029
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, **Jami K. Averwater,** 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 12/2/25 (date of document).

Jami K Averwater

Affiant Signature

12/2/25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of December, 2025.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

MELODY CARR
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/17/2029
COUNTY OF DEKALB