Karen Johnson Davidson County
Batch# 1361261 DEEDWARR
12/23/2025 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20251223-0102168

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/02/2029

(AFFIX SEAL)

ALIKA E. CROWELL NOTARY PUBLIC ALABAMA STATE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar Lopez and Berenise Garcia, Husband and Wife	United Wholesale Mortgage, LLC	183-05-0A-033.00-CO
3629 Applewood Lane (ADDRESS)	585 South Boulevard E. (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Pontiac, MI 48341 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Amy E. Fairchild and Stephen R. Fairchild, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Oscar Lopez and Berenise Garcia, Husband and Wife , hereinafter called the Grantees, 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 all of Lot No. 432, on the Plan of Phase One, Section Two, October Woods, as shown by plat appearing of record in Plat Book 9700, Pages 54 and 55, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Amy E. Fairchild and Stephen R. Fairchild, wife and husband by Warranty Deed from Brandon Stengel and Claudua M. Stengel, husband and wife of record in instrument No. 20131024-0110745 Register's Office for Davidson County, Tennessee, dated October 18, 2013 and recorded on October 24, 2013.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3629 Applewood Lane, Antioch, TN 37013
(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/our hand(s) this 19th day of December, 2025.

WARRANTY DEED
(Continued)

Amy E. Fairchild

Stephen R. Fairchild

STATE OF ALABAMA
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy E. Fairchild and Stephen R. Fairchild, wife and husband, the herein bargainor(s), 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 18th day of December 2025.

Alika E. Crowell
Notary Public

My Commission Expires: 05/02/2029

(SEAL)

ALIKA E. CROWELL NOTARY PUBLIC ALABAMA STATE AT LARGE

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 19, 2025.

J. Carlton Drumwright

December 19, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 19, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY