Karen Johnson Davidson County
Batch# 1363102 DEEDWARR
12/30/2025 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,396.01
20251230-0103837

ELVIRA DEO TENNESSEE NOTARY PUBLIC My Comm Exp. 09/16/2029 COUNTY OF RUTHERFORD (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $377,300.00. Affiant Subscribed and sworn to before me, this 23rd day of December, 2025. Notary Public My commission expires: 09/16/2029

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dany Javier Castillo Compean	**New Owner**	**137-13-0A-064.00CO**
3909 Waterford Way		
Nashville, TN 37013		

FOR AND IN 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, WE,

Angela Lynn Moore, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dany Javier Castillo Compean, a married 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 Lot No. 64 on the Plan of Final Plat, Section Two, Peninsula Point of record in Book 8250, Page 733, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Angela L. Helton, by deed from Charles R. Ringo, unmarried, and Michael G. Miles, unmarried, of record in Instrument No. 20040803-0092841, dated July 29, 2004, Register's Office for Davidson County, Tennessee. Angela L. Helton having since married and divorced and is now known as Angela Lynn Moore.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters
c. shown on the Plan of record in Book 8250, Page 733, Register's Office for Davidson, Tennessee.
d. PUD Boundary of record in Plat Book 9700, Page 22, in the Register's Office for Davidson County, Tennessee.
e. Ingress and Egress to Cemetery of record in Book 342, Page 600, in the Register's Office for Davidson County, Tennessee.
f. Warranty Deed of Flowage and Roadway Easement of record in Book 3852, Page 639, Book 3910, Page 247 and Book 3975, Page 452, in the Register's Office for Davidson County, Tennessee.
g. Restrictive covenants contained in an instrument of record in Book 9943, Page 908, amended in Instrument No. 20000410-0035892, Register's Office for Davidson County, Tennessee.
h. Subject to rights of others in and to common areas/elements.
i. Subject to lien for special assessment contained in DCCR's/Master Deed.
j. Subject to HOA dues- if any.
k. All other easements and restrictions of record.

M&H File #: **25-461**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 3909 Waterford Way, Nashville, TN 37013.

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 that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 17 day of December 2025.

Angela Lynn Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Angela Lynn Moore, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of December, 2025.

Notary Signature
My commission expires: 10-21-26

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **25-461**

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 **12/17/2025** (date of document).

Jami K Averwater

Affiant Signature

12/23/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **23rd** day of **December**, 2025.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

