(1)

Karen Johnson
Batch # 1366088
01/06/2026 10:25:01 AM
Fees: $13.00 Taxes: $1,369.00

Davidson County
DEEDWARR
2 pgs

20260106-0000856

Return To:
Security Title & Escrow
1500 Hatcher Lane
Columbia, TN 38401

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Thania Jennifer Guardado Leon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2025.

Melissa Dugger
Notary Public

MY COMMISSION EXPIRES: 1/25/26
(AFFIX SEAL)

COUNTY OF MAURY
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 25, 2026
MELISSA DUGGER

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1943

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Thania Jennifer Guardado Leon and Obed Hernandez Dominguez	Thania Jennifer Guardado Leon and Obed Hernandez Dominguez	073-03-0-035.00
(NAME)	(NAME)	
2612 Brownwood Drive	2612 Brownwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy Thousand And No/100 Dollars ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CYNTHIA DENISE DAVIS,** A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THANIA JENNIFER GUARDADO LEON AND OBED HERNANDEZ DOMINGUEZ,** HEREINAFTER CALLED THE GRANTEE, 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 55 on the Plan of Sutherland Heights, Sec. 2, as of record in Book 2663, Page 58, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 55 fronts 82 feet on the Southeasterly side of Brownwood Drive and runs back 197.1 feet on the Northeasterly line and 238.8 feet on the Southwesterly line to a dead line, measuring 120 feet thereon.

Being the same property conveyed to Larry W. Price and wife Jane A. Price by Warranty Deed from Joseph Charles Reeves, Jr. of record in Book 5319, Page 312, Register's Office for Davidson County, Tennessee, dated July 31, 1978 and recorded on August 02, 1978 and Correction Deed recorded in Book 5329, Page 368.

Being the same property conveyed to Larry W. Price by Warranty Deed from Jane A. Price of record in Book 5383, Page 583, Register's Office for Davidson County, Tennessee, dated December 15, 1978 and recorded on January 10, 1979.

Being the same property conveyed to Timothy E. Watson, Trustee by Quitclaim Deed from Larry W. Price of record in Book 5932 Page 73, Register's Office for Davidson County, Tennessee, dated August 30, 1982 and recorded on September 01, 1982 and within the same deed the said Timothy E. Watson, Trustee conveyed his interest in the subject property to Larry W. Price and wife Denise Davis Price.

Being the same property conveyed to Cynthia Denise Davis, an unmarried person by Quitclaim Deed from Larry Wilson Price of record in Book 8270, Page 48, Register's Office for Davidson County, Tennessee, dated January 07, 1991 and recorded on January 07, 1991.

The subject property is not now nor ever has been Grantors marital primary residence.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 2612 Brownwood Drive, Nashville, TN 37214

(House No.)(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 our hands this 30 day of Dec., 2025.

Cynthia Denise Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cynthia Denise Davis, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of Dec. 2025.

Notary Public
My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY