Karen Johnson Davidson County
Batch# 1372691 DEEDWARR
01/22/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $299.70
20260122-0005516

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2026 Notary Public
File No. MM-26-1110	MY COMMISSION EXPIRES: (AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
DEM Windows and Doors Corp	**DEM Windows and Doors Corp**	
(NAME) 4065 Brick Church Pike	(NAME) **313 Kimberly Ann Ct.**	041-06-0A-047.00-CO
(ADDRESS) Nashville, TN 37207	(ADDRESS) **La Vergne, TN 37086**	
(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/we, **Jose M. Murillo, unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEM Windows and Doors Corp**, 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 No. 1A, Final Plat, Resubdivision of Lot 1, Liberty Place, as shown by plat of record in Instrument No. 20070103-0001070, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jose M. Murillo by Warranty Deed from Maxamed A. Farax, a married man of record in Instrument No. 20170915-0094552 Register's Office for Davidson County, Tennessee, dated September 13, 2017 and recorded on September 15, 2017.

This is property more commonly known as 4065 Brick Church Pike, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 21st day of January, 2026.

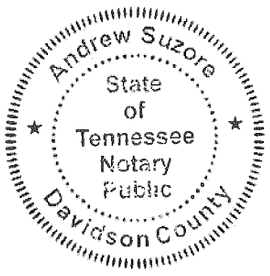
Jose M. Murillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January, 2026, before me personally appeared Jose M. Murillo, 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 21st day of January, 2026.

Notary Signature
My commission expires: May 8, 2028



Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **January 21, 2026** (date of document).

Affiant Signature

January 21, 2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **21** day of **January**, 2**026**.

Emilee Barrett

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202601220005516