Karen Johnson
Batch # 1374475
01/30/2026 01:41:49 PM
Fees: $13.00 Taxes: $1,032.30
Davidson County
DEEDWARR
2 pgs
20260130-0006705

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rebeca Suarez Mainord, single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peggy Richardson, a single person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 5818 on the plan of Brentwood Trace Condominiums, a horizontal property regime, of record in Book 5200, Page 219, revised in Book 5200, Page 230 and Book 5200, Page 261, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Rebeca Suarez Mainord, Single Woman by Warranty Deed from Linda Hughes, married and Janet Lynch, unmarried, as tenants in common with right of survivorship of record in Instrument No. 20160803-0080116 Register's Office for Davidson County, Tennessee, dated August 02, 2016 and recorded on August 03, 2016.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5818 Brentwood Trace, Brentwood, TN 37027.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Peggy Richardson	**Rocket Mortgage, LLC**	**160-14-0B-114.00**
5818 Brentwood Trace	**1050 Woodward Avenue**	
Brentwood, TN 37027	**Detroit, MI 48226-1906**	

WITNESS THE EXECUTION HEREOF this 23rd day of January, 2026.

Rebeca Suarez Mainord

State of Tennessee)
County of Davidson)

On this 23rd day of January, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rebeca Suarez Mainord and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 279,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of January, 2026.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON