Karen Johnson Davidson County
Batch# 1375454 DEEDWARR
02/03/2026 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20260203-0007495

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-36409-25

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of Jan., 2026.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Santillan and Traci E. Santillan	Same address as new owner	114-08-0C-067-00 CO

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($430,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ERIN A. GIER, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL S. SANTILLAN AND TRACI E. SANTILLAN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 64 on the Plan of West Park, Phase 2, as established by Declaration of Covenants, Conditions, and Restrictions for West Park Homeowners Association, Inc., of record in Instrument #20040304-0024541, amended in, and said Unit appear at Exhibit B of, Instrument #20041221-0151636, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Erin A. Gier, unmarried, from Kellyn Elizabeth Hickey Guest, married, by Warranty Deed dated May 18, 2017 and recorded May 22, 2017 in Instrument #20170522-0050782, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 7277 Charlotte Pike, #261, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 29th day of January, 2026

GRANTOR(S)

Erin A. Gier

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Erin A. Gier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of Jan. 2026.

Notary Public

Helen Ponchilla

Printed Notary Name

My commission expires: September 28, 2026

HELEN C PONCHILLA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEP 28, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 29,2026

Affiant Signature

January 29, 2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 29 day of January, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY