Karen Johnson Davidson County
Batch# 1385983 DEEDWARR
02/26/2026 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $961.63
20260226-0015234

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

LINDSEY BOSWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th **DAY OF FEBRUARY, 2026.**

Notary Public

MY COMMISSION EXPIRES: 8/11/28
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH26-10772

Address of New Owner:	Send Tax Bills to:	Tax Information:
Vanessa A Soriano Moran 308 Hickory Street Madison, TN 37115	Vanessa A Soriano Moran 308 Hickory Street Madison, TN 37115	043-13-0-312.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elaine S. Vieira, Trustee of the Vieira Family Revocable Living Trust, dated April 1, 2014**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Vanessa A Soriano Moran**, hereinafter called the Grantees, their successors 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. 29 and the Easterly 25 feet of Lot No. 30 on the Plan of Crittenden Estates, Block "D" of record in Plat Book 974, Page 69, in the Register's Office for Davidson County,

Said Lot 29 and part of Lot 30 front 75 feet together on the Southerly side of Hickory Street (formerly Oak Street) and extends back 140 feet between parallel lines to a dead in the rear, measuring 75 feet thereon.

Being the same property conveyed to Paul F. Vieira and wife, Elaine S. Vieira by Warranty deed from Harold W. Bogle and wife, Edna Sue Bogle of record in Book 5808, page 480, Register's Office for Davidson County, Tennessee, dated October 15, 1981 and recorded on October 19, 1981.

Being the same property conveyed to The Vieira Family Revocable Living Trust, dated April 1, 2014, Paul F. Vieira and Elaine S. Vieira, Trustors and/or Trustees by Quitclaim Deed from Paul F. Vieira and wife, Elaine S. Vieira of record in Instrument No. 20140414-0031070 Register's Office for Davidson County, Tennessee, dated April 01, 2014 and recorded on April 14, 2014.

Said Paul F. Vieira having deceased on or about December 9, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **308 Hickory Street, Madison, TN 37115**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of February, 2026

Elaine S. Vieira

Elaine S. Vieira, Trustee of the Vieira Family Revocable Living Trust, dated April 1, 2014

STATE OF TENNESSEE

COUNTY OF Hamilton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Elaine S. Vieira, Trustee of the Vieira Family Revocable Living Trust, dated April 1, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Ooltewah, Tennessee, this 18th day of February, 2025.

Nancy J. Frazier
Notary Public

My Commission Expires: 11/07/2027

NANCY J. FRAZIER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/07/2027
HAMILTON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/18/26 (date of document).

Jennifer Russell
Affiant Signature

2/25/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25th day of February 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

