Karen Johnson Davidson County
Batch# 1386048 DEEDWARR
02/26/2026 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,119.25
20260226-0015330

WARRANTY DEED

Nunez-P26-0016

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00.

Affiant

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

(Affix Seal) Notary Public

My Commission Expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Oscar Nunez and Luisa Nunez	New Owner	095.11-0-005.00
416 Wanda Drive		
Nashville, TN 37214		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Chris T. Keith,** hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Oscar Nunez and Luisa Nunez, husband and wife,** hereinafter called the Grantees, their heirs and assigns, that 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. 17 on the Map of Cloverdale Subdivision as of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the Northwesterly margin of Wanda Drive at the common corner of Lots 17 and18;thence with the line between Lots 17 and 18, 369 feet in a Northwesterly direction to a point, the common rear corner of Lots 17 and 18; thence 81 feet North 30 degrees 10 minutes East to a point marked by a corner post; thence 37.8 feet South 79 degrees 25 minutes East to a point marked by a 24" ash tree; thence 185 feet South 43 degrees 50 minutes East to a point marked by a 12" sassafras tree; thence 174 feet along the common line of Lots 17 and 16 to a point in the Northwesterly margin of Wanda Drive; thence along Wanda Drive 58 feet to the point of beginning.

Being the same property conveyed to Chris T. Keith by Deed from Mary J. Lewis, Trustee and her successors in trust of the Mary J. Lewis Revocable Living Trust and Julia May Hudgins Ghee and Jamie Hudgins Nicholson by of record in Inst # 202206210070163, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **416 Wanda Drive, Nashville, TN 37214**

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, the GRANTOR, 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 that 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(s) this 24 day of February, 2026

Chris T. Keith

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Chris Keith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 24 day of Feb., 2026.

Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 24, 26 (date of document).

Jennifer Pennell

Feb 25, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 25, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal