Karen Johnson Davidson County
Batch# 1387026 DEEDWARR
03/02/2026 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260302-0016071

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-37097-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2026

NOTARY PUBLIC

My commission expires: 6.3.29

CASSIDY LEWALLEN
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

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
Justin McClendon and Hannah McClendon 709 Woodcraft Dr Nashville, TN 37214	Same address as new owner	108-15-0A-008-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY THOUSAND AND 00/100 Dollars ($340,000.00) 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, **DANIKA J. ARANGO AND JUAN C. ARANGO, A MARRIED COUPLE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HANNAH MCCLENDON AND JUSTIN MCCLENDON, WIFE AND HUSBAND**, 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 Lot No. 8 on the Plan of Percy Priest Woods Subdivision, Revision of Cheswicke Park P.U.D., of record in Book 9700, page 384, 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 Danika J. Arango and Juan C. Arango, wife and husband, from Arango's Multiservices LLC, a Tennessee limited liability company, by Quitclaim Deed dated January 9, 2026 and recorded January 13, 2026 in Instrument #20260113-0003213, said Register's Office.

Being the same property conveyed to Arango's Multiservices LLC, a Tennessee limited liability company, from Danika J. Arango and Juan Camilo Arango, wife and husband, by Quitclaim Deed dated June 12, 2023 and recorded June 20, 2023 in Instrument #20230620-0046610, 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: 709 Woodcraft Drive, Nashville, TN 37214

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 27th day of February, 2026

GRANTOR(S)

Danika J. Arango

Juan C. Arango

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Danika J. Arango and Juan C. Arango, 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 27th day of FEBRUARY, 2026

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

Notary Public

Jason C. Nguyen
Printed Notary Name

My commission expires: 5/14/29

I, Kirsten Virden, 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 2-27-26 (date of document).

Kirsten Virden

Affiant Signature

Date: 2.27.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

