Karen Johnson Davidson County
Batch# 1388502 DEEDWARR
03/04/2026 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260304-0017470

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-37242-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 3/22/26

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

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
Alexis Rubio Serrano and Kaira Rubio Serrano	Same address as new owner	107-09-0-022.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($325,000.00) 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, **MORGAN LEIGH MESSICK, A MARRIED WOMAN, JOINED BY HER SPOUSE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KAIRA RUBIO SERRANO, A SINGLE WOMAN AND ALEXIS RUBIO SERRANO, A SINGLE MAN, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**, 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:

> Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Patricia Heights, Section I, of record in Book 2331, Page 130 and 131, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Morgan Leigh Messick, an unmarried woman, from Christopher Schoessel and Brittney Schoessel, husband and wife, by Warranty Deed dated April 24, 2019, and recorded May 1, 2019, in Instrument Number 20190501-0040607, 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: 1100 Massman Drive, Nashville, TN 37217

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.

Riley Emminger, spouse of Morgan Leigh Messick, joins in this conveyance to quitclaim any and all right, title and interest in and to the herein described property to said Grantees.

WITNESS OUR HANDS, this 25 day of February, 2026

GRANTOR(S)

Morgan Leigh Messick

Riley Emminger

STATE OF ~~TENNESSEE~~ NC MB
COUNTY OF New Hanover

Personally appeared before me, a Notary Public, Morgan Leigh Messick and Riley Emminger, 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 25 day of February, 2026.

Notary Public

Myranda Bosch
Printed Notary Name

My commission expires: June 2, 2030

MYRANDA BOSCH
NOTARY PUBLIC
New Hanover County
North Carolina
My Commission Expires June 2, 2030

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 2/25/26 (date of document).

Affiant Signature

2/27/26
Date

State of Tennessee

County of Davidson

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

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Notary Signature

MY COMMISSION EXPIRES: 3/22/26

NOTARY'S SEAL