Karen Johnson Davidson County
Batch# 1392311 DEEDWARR
03/12/2026 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260312-0019744

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~Davidson~~ BAY

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Subscribed and sworn to before me, this 10 day of MARCH, 2026.

Notary Public
My commission expires: 12/20/2026

JENNY BRENNAN
Notary Public - State of Florida
Commission # HH 343147
My Comm. Expires Dec 20, 2026

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jose Priante Quiala **Tiara Mercedes Quiala**	**Rocket Mortgage, LLC, ISAOA**	**094160E08100CO**
755 Spence Enclave Lane	**1050 Woodward Ave**	
Nashville, TN 37210	**Detroit, MI 48226-1906**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Gregory Edward Rains, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Priante Quiala and Tiara Mercedes Quiala, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Unit No. 81 of 109 N 9th St., a Planned Unit Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions Establishing Spence Enclave Townhomes, of record in Instrument No. 20061115-0141672, as amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 200080423-0041404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915, and Instrument No. 20121116-01058011, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Master Deed Amendment in Instrument No. 20080222-0017508; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed as amended from time to time.

Being the same property conveyed to Gregory Edwin Rains, a single man, by Warranty Deed from John Re and Tara Re, husband and wife, dated June 25, 2021, of record in Instrument No. 20210629-0088346, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement for electric power line granted to Tennessee Electric Power Company, of record in Book 437, page 45, said Register's Office.

Easement for electric power transmission lines granted United States of America, from Jennie Brent Peek, of record in Book 1814, page 597, said Register's Office.

Easement for water main as set out in Book 722, page 271, said Register's Office.

Slope Easement of record in Book 5015, page 699, said Register's Office.

Easement for electric power transmission lines granted United States of America, from Jennie Brent Peek, of record in Book 1814, page 594, said Register's Office.

Easement for right-of-way of Lebanon Pike granted to the State of Tennessee, of record in Book 2704, page 419, said Register's Office.

Easement for electric power line granted to Tennessee Electric Power Company, of record in Book 437, page 54, said Register's Office.

Easement for electric power transmission lines granted United States of America, from Jennie Brent Peek and Thomas Peek, of record in Book 2026, page 616, said Register's Office.

Sign lease between Lamar Corporation (as Lessee) and Jennie Peek (as Lessor), of record in Book 7672, Page 112, said Register's Office. This Agreement contains restrictions as to the use of advertising.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 755 Spence Enclave Lane, Nashville, TN 37210.

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 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 the same in 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.

_____ Date: 3/10/2026

Gregory Edward Rains

STATE OF FLORIDA

COUNTY OF BAY

Personally appeared before me, a Notary Public of said County and State, Gregory Edward Rains, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of MARCH, 2026.

_____

NOTARY PUBLIC

JENNY BRENNAN
Notary Public - State of Florida
Commission # HH 343147
My Comm. Expires Dec 20, 2026

My Commission Expires: 12/20/2026

Certificate of Authenticity

I, Linzie Hahn, 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 3/10/26.

Date

LHahn

Affiant Signature

3/10/26

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 10th day of March, 2026.

Anna E. S

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028