Karen Johnson
Batch # 1392404
03/12/2026 03:09:07 PM
Fees: $13.00 Taxes: $3,200.50
Davidson County
DEEDWARR
2 pgs
20260312-0019857

WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

File No. EM-26-1363

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 02-05-30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Elizabeth Tapia-Ruano and Stephen Albert Tapia-Ruano	CMG Mortgage, Inc.	
(NAME)	(NAME)	
505 Oakley Drive	3160 Crow Canyon Rd #400	160-04-0-022.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Thomas Francis Wilson Jr, and Lisa Kathleen Wilson, a married couple,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara Elizabeth Tapia-Ruano and Stephen Albert Tapia-Ruano, Wife and Husband** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 958 on the Plan of Brentwood Hall, Section IX of record in Plat Book 2331, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Francis Wilson, Jr and Lisa Kathleen Wilson, Husband and Wife by Warranty Deed from Lisa M. Waddell, married, f/k/a Lisa M. Lattimore of record in Instrument No. 20210910-0121118 Register's Office for Davidson County, Tennessee, dated September 07, 2021 and recorded on September 10, 2021.

This is property more commonly known as 505 Oakley Drive, Nashville, TN 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 this 10th day of March, 2026.

Thomas Francis Wilson, Jr

Lisa Kathleen Wilson

STATE OF Alabama
COUNTY OF Shelby

On this 10th day of March, 2026, before me personally appeared Thomas Francis Wilson, Jr, Lisa Kathleen Wilson and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 04/08/2026

HATTIE M YORK
Notary Public
Alabama State at Large

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-26-505

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: