Karen Johnson Davidson County
Batch# 1393882 DEEDWARR
03/17/2026 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260317-0021144

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2026

Notary Public

MARY E. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. CR-26-1439

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
Juan C Brambila Medina	New Owner	
(NAME) 2849 Teakwood Drive	(NAME) Juan C Brambila Medina	096-10-0-079.00
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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, **Sarah Waddell, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan C Brambila Medina, a single man**, 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:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 240 on the Map of Cloverhill, Section VI, as of record in Book 2133, Page 89, Register's Office for said County, described as follows:

Beginning at a point in the Southerly margin of Teakwood Drive, the common corner of Lots Nos. 240 and 239 on said Plan; thence Southerly with the line between said Lots, 165.2 feet to a point, the common rear corner of said lots and being a point in the Northerly line of Lot No. 275 on said Plan; thence Easterly with the line between Lots Nos. 240 and 275, 120 feet to a point in the Westerly margin of Colfax Drive; thence Northerly with the Westerly margin of Colfax Drive, 142.6 feet to a point, the beginning of a curve; thence around said curve, Northwesterly, said curve having a radius of 20 feet, 31.42 feet to a point in the Southerly margin of Teakwood Drive; thence Westerly with the Southerly margin of Teakwood Drive, 100 feet to the point of beginning.

Being the same property conveyed to Sarah Waddell, an unmarried woman from Teresa Ann Watson, married by Deed dated January 6, 2020 and recorded January 8, 2020 among the Land Records of Davidson County, State of Tennessee in Instrument No. 20200108-0002608.

This is property more commonly known as 2849 Teakwood Drive, Nashville, TN 37214.

Deborah Jenkins executed the foregoing instrument on behalf of Sarah Waddell as pursuant to the executed Power of Attorney, recorded simultaneously herewith in Instrument Number 20260317-0020974 **in Davidson County Register's Office.**

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 16th day of March, 2026.

SARAH WADDELL By Deborah Jenkins
ATTorney in FAct

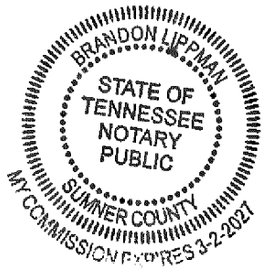
Sarah Waddell by Deborah Jenkins, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of March, 2026, personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Deborah Jenkins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Sarah Waddell** and that she is authorized by **Sarah Waddell** to execute this instrument on her behalf.

Witness my hand, at office, this 16th day of March, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/16/2026 (date of document)

Affiant Signature

3/16/2026

Date

State Of TN

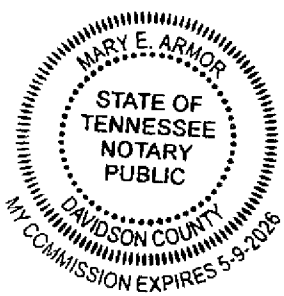
County of Davidson

Sworn and subscribed before me this 16 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202603170021144