#17963

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Name and Address of New Owner:
Yusmani Letran Meno and Ariadna Casado Torres
2006 Ethan Lane
Antioch, TN 37013

Send Tax Statements To:
Pinnacle Bank
21 Platform Ways.
Ste. 2300
Nashville TN 37203

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-26020211

Map and Parcel: 163 16

Karen Johnson Davidson County
Batch # 1396155 DEEDWARR
03/23/2026 10:08:22 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20260323-0022753

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **S&P Real Estate, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Yusmani Letran Meno and Ariadna Casado Torres, 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:

Land in Davidson County, Tennessee, being Unit No. 227 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20050609-0066104 Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Avian Lanier, unmarried, by Warranty Deed filed for record on May 14, 2015 in Instrument No. 20150514-0044449, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee limited liability company by Warranty Deed filed for record on August 5, 2025 in Instrument No. 20250805-0061848, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to S&P Real Estate, LLC, a Tennessee limited liability company by Warranty Deed filed for record on August 6, 2025 in Instrument No. 20250806-0062377, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2006 Ethan Lane, Antioch, TN 37013

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 assigns, 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 our hand this 19th day of March, 2026.

S & P Real Estate LLC

BY: _____
Trent Patrick Straw
Member

BY: _____
Christopher Kirk-Ryan Phillips
Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Trent Patrick Straw and Christopher Kirk-Ryan Phillips, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of S&P Real Estate, LLC and that they as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Members.

Witness my hand and seal this 19th of March, 2026.

Heather Lee
Notary Public
My Commission Expires: 1-21-29

HEATHER LEE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00.

Affiant Signature

Subscribed and sworn to before me, this 19th day of March, 2026.

Notary Public
My Commission Expires: 11/20/2029

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY