Karen Johnson Davidson County
Batch# 1397793 DEEDWARR
03/26/2026 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20260326-0024218

**WARRANTY DEED**

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No. KS-26-1392

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 6-29-27

(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 |
|---|---|---|
| Constantine Ramon Valotino Smith, II | | |
| (NAME) | (NAME) | |
| 709 Neelys Bend Road | SAME AS OWNER | 052-02-0-191.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37115 | | |
| (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, **Tomas Lucaz Maya, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Constantine Ramon Valotino Smith, II, 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:

**Land in Davidson County, Tennessee, being Lot(s) 26, Block A, as shown on the Map entitled Rainbow Terrace Subdivision, of record in Plat Book 1130, page(s) 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Tomas Lucaz Maya, Single by Warranty Deed from Jeannette Hirschy, Married of record in Instrument No. 20211018-0139740 Register's Office for Davidson County, Tennessee, dated October 15, 2021 and recorded on October 18, 2021.**

**This is property more commonly known as 709 Neelys Bend Road, Nashville, TN 37115.**

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 26th day of March, 2026.

Tomas Lucaz Maya

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of March, 2026, before me personally appeared Tomas Lucaz Maya, 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 26th day of March, 2026.

Notary Signature
My commission expires: May 8. 2028



# Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 __**03/26/2026**_____ (**date of document**).

_____
**Affiant Signature**

_____**03/26/2026**_____
_ **Date**

**State of TENNESSEE**
**County of SUMNER**

Sworn to and subscribed before me this
**26th** day of
**March, 2026**

_____
**Notary's Signature**
**My Commission Expires:**_____

