WARRANTY DEED

Karen Johnson Davidson County
Batch# 1403736 DEEDWARR
04/09/2026 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,491.10
20260409-0028865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/15/28
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0104

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel Langston and Patricia Seale	New Owner	Map: 095-12-0-099.00
(NAME) 235 Emery Dr	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THREE THOUSAND AND NO/100 DOLLARS ($403,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MELISSA CORNEJO-NELL AND HANNAH CORNEJO-NELL, A MARRIED COUPLE,

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

DANIEL JAMES LANGSTON, UNMARRIED MAN AND PATRICIA LANGSTON SEALE, MARRIED WOMAN, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,

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

Being Lot No. 21 on the Plan of Lakeland, as of record in Plat Book 2133, Page 15, Register's Office for Davidson County, Tennessee and further described as follows:

Beginning on the Easterly margin of Emery Drive at the corner of Lot Nos. 20 and 21; thence with the line between said two lots Eastwardly 211.8 feet; thence South 3 degrees 25 minutes West, 82 feet to the Northerly margin of Lakeland Drive; thence with said Drive Westwardly 191.7 feet to the beginning of a

curve; thence around said curve with a radius of 25 feet Northwestwardly 39.3 feet to the Easterly margin of Emery Drive; thence with said Drive Northwardly 104.1 feet to the beginning.

Being the same property conveyed to Melissa Cornejo-Nell and Hannah Cornejo-Nell, a married couple, by deed from Ana Bagoli Robards, unmarried, of record in Instrument No. 20210610-0078434, dated June 2, 2021, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 15, said Register's Office; (3) TVA Lines Easement of record in Book 1303, Page 23, in the Register's Office for Davidson County, Tennessee; (4) Easement to Southern Bell of record in Book 1060, Page 261, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 2138, Page 65, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 235 Emery Dr, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 6th day of April, 2026.

Melissa Cornejo-Nell
Melissa Cornejo-Nell

Hannah Cornejo-Nell
Hannah Cornejo-Nell

STATE OF MINNESOTA
COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Cornejo-Nell and Hannah Cornejo-Nell, 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 and official seal this, 6th day of April, 2026.

My Commission Expires: 1-31-30

Notary Public

KIMBERLY MILLER
Notary Public
State of Minnesota
My commission expires
1/31/2030

Certificate of Authenticity

I, Joshua A. Terry, 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 4/6/26.

Affiant Signature – Joshua A. Terry

4/8/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/8/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27