Karen Johnson
Batch # 1410968
04/24/2026 08:21:07 AM
Fees: $13.00 Taxes: $869.50
Davidson County
DEEDWARR
3 pgs
20260424-0034712

This instrument was prepared upon information furnished by the parties by:
A. Vester Parsley, Jr., Attorney, 111 West Main Street, Smithville, TN 37166

Assessor of Property
Davidson County, Tennessee

This is to certify that I have copied the names of the vendor(s) and vendee(s) in said deed of conveyance for the purpose of making proper corrections on the roll of assessments.
MAP 41-04 PARCEL 56
DATE _____
TAX YEAR _____
_____ ASSESSOR

Person or Agency Responsible for Payment of Taxes:

Jose Felix Cuxum Lajuj
4052 Yoest Dr Nashville TN 37207.
(Name and Address)

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

Sworn to and subscribed before me, this the 24 day of April, 2026.

Brandi Wells, Deputy Register
NOTARY PUBLIC OR
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 235,000.00
_____, **Affiant**
Subscribed and sworn before me this the
24 Day of April, 2026.
Brandi Wells, **Deputy Register**

MATTHEW REECE STANLEY, ET UX.

TO DEED

JOSE FELIX CUXUM LAJUJ

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable considerations, we, **MATTHEW REECE STANLEY** and his wife, **JESSICA STANLEY**, have this day bargained and sold, and do hereby transfer and convey, unto **JOSE FELIX CUXUM LAJUJ**, his heirs and assigns, certain lands situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 34 of Dalemere Subdivision of record in Book 3300, page 6, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the westerly margin of Yoest Drive; thence south 22° 46' 30" west along said westerly margin of Yoest Drive 142 feet to an iron pin; thence north 67° 13' 30" west 265 feet to a concrete monument; thence north 8° 36' 30" east 146.57 feet to an iron pin; thence south 67° 13' 30" east 300.76 feet to the point of beginning.

Being the same lands described in a conveyance from Billy J. Woodard to Matthew Reece Stanley, et ux., of record in Instrument No. 20191028-0109969, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging, to the said **JOSE FELIX CUXUM LAJUJ**, his heirs and assigns, forever.

We covenant with the grantee herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; that same are unencumbered; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is subject to all Governmental rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises.

This conveyance is made subject to any and all restrictions and encumbrances as may be shown of record in said Register's Office.

IT IS UNDERSTOOD AND ACKNOWLEDGED BETWEEN THE PARTIES THAT NO TITLE SEARCH OR TITLE OPINION HAS BEEN PREPARED BY A. VESTER PARSLEY, JR. CONCERNING THIS TRANSFER.

IN WITNESS WHEREOF, we hereunto affix our signatures on this the 11th day of August, 2025.

Matthew Reece Stanley

MATTHEW REECE STANLEY

Jessica Stanley

JESSICA STANLEY

STATE OF TENNESSEE

COUNTY OF DeKALB

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **MATTHEW REECE STANLEY**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Smithville, Tennessee, on this the 11th day of August, 2025.

Jo Ann Davis
NOTARY PUBLIC

JoANN DAVIS NOTARY PUBLIC AT LARGE DeKALB COUNTY, TN

My commission expires: 01-04-2028

STATE OF TENNESSEE

COUNTY OF DeKALB

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **JESSICA STANLEY**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that she executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Smithville, Tennessee, on this the 7th day of August, 2025.

Jo Ann Davis
NOTARY PUBLIC

JoANN DAVIS NOTARY PUBLIC AT LARGE DeKALB COUNTY, TN

My commission expires: 01-04-2028

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEED'S OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS.