Karen Johnson Davidson County
Batch# 1415516 DEEDWARR
05/05/2026 09:04:30 AM 6 pgs
Fees: $33.00 Taxes: $943.50
20260505-0039984

Send tax bills to:
CRISTOBAL PICADO
313 WARRIOR ROAD
MADISON, TN 37115

Name and address of new owner:
CRISTOBAL PICADO
313 WARRIOR ROAD
MADISON, TN 37115

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
EQUITY SETTLEMENT SERVICES, INC.
444 ROUTE 111
SMITHTOWN, NY 11787
File No. JM-26-68788

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 043150229.00

WARRANTY DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

This Deed executed this 23 day of April 2026, for good consideration of **Ten and 00/100 Dollars ($10.00)**, I (We) **SHERRI HOLLAND, MARRIED AND SCOTT AKERS, SINGLE AND KIRK AKERS, MARRIED** whose mailing address is 905 ROOSEVELT AVENUE, MADISON, TN 37115, hereby bargain, deed, and convey to **CRISTOBAL PICADO, MARRIED** whose mailing address is 313 WARRIOR ROAD, MADISON, TN 37115, the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to Sherri Holland and Scott Akers and Kirk Akers by Deed dated 02/23/2021 and recorded on 03/05/2021 as Instrument No. 20210305-0028839 in the Register of Deeds Office for DAVIDSON County, Tennessee.

APN: 043150229.00
Property Address: 313 WARRIOR ROAD, MADISON, TN 37115
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 03 day of April, 2026.

SHERRI HOLLAND

KIRK AKERS

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 3rd day of April, 2026, before me personally appeared **SHERRI HOLLAND AND KIRK AKERS** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Notary Public
My Commission Expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

WITNESS the hands and seal of said Grantors this 03 day of April, 20 26.

SCOTT AKERS

STATE OF Mississippi)
) SS.
COUNTY OF Harrison)

On this 03 day of April, 20 26, before me personally appeared **SCOTT AKERS** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

State of Mississippi
HANNAH AFUQUA, Notary Public
Hancock County
My Commission Expires December 21, 2028
Commission Number 269780

Notary Public
My Commission Expires: 12-21-2028

OATH OF VALUE STATEMENT

STATE OF Mississippi
COUNTY OF Harrison

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 255,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 03 day of April, 2021.

Notary Public
My commission expires: 12.21.2028

SEAL

State of Mississippi
HANNAH A FUQUA, Notary Public
Hancock County
My Commission Expires December 21, 2028
Commission Number 269780

EXHIBIT "A"
Property Description

Closing Date: **April 3, 2026**

Buyer(s): **Cristobal Picado**

Property Address: **313 Warrior Road, Madison, TN 37115**

PROPERTY DESCRIPTION:

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

Being Lot No. 118 on the Plan of Arrowhead Estates, Section II, of record in Plat Book 5050, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sherri Holland, Scott Akers, and Kirk Akers, as tenants in common with rights of survivorship by Quitclaim Deed from W. Eugene Akers of record in Instrument No. 20210305-0028839 Register's Office for Davidson County, Tennessee, dated February 23, 2021 and recorded on March 05, 2021.

The above described property is not nor has it ever been the pricipal resident of the said herein Grantors.

Tennessee Certification of Electronic Document

I, **Bethany Shipley**, 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 April 3, 2026 (date of document).

Bethany Shipley
Affiant Signature

4-3-26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of April, 2026.

Audra D Cross
Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (if on paper)

