Karen Johnson Davidson County
Batch# 1416589 DEEDWARR
05/06/2026 07:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,306.10
20260506-0040607

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5 day of May, 2026.

(Affix Seal) Notary Public

My Commission Expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

2026-04-4032

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Adela Martinez and Michael Alexander Albuez Feliciano 129 Tusculum Road Nashville, TN 37013	NEW OWNER	Map/Parcel 162-07-0-182.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua Andrew Surovey, married**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Adela Martinez, unmarried woman and Michael Alexander Albuez Feliciano, unmarried man as joint tenants with rights of survivorship**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Whittemore Valley, Section One of record in Plat Book 6250, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John C. Stow by Warranty Deed from Melissa M. Sparks of record in Book 11521, Page 351, Register's Office for Davidson County, Tennessee, dated May 28, 1999 and recorded on June 10, 1999.

Being the same property conveyed to Joshua Andrew Surovey, an unmarried man by Warranty Deed from John C. Stow of record in Instrument No. 20250618-0047866 Register's Office for Davidson County, Tennessee, dated June 17, 2025 and recorded on June 18, 2025.

The subject property was never the principal residence of the Grantor and his spouse.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 129 Tusculum Road, Nashville, 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 GRANTEE, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the

same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 4 day ~~May, 2026~~.

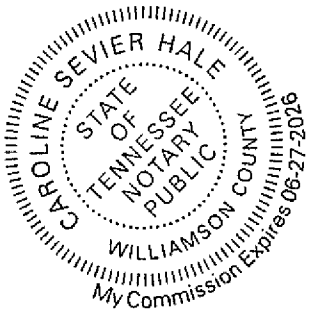
Joshua Andrew Surovey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4 day of May, 2026, before me personally appeared Joshua Andrew Surovey, 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 4 day of May, 2026.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 May 4, 26 (date of document).

Jennifer Pennell

May 5, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this May 5, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal