Karen Johnson Davidson County
Batch# 1416863 DEEDWARR
05/06/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,561.40
20260506-0040957

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 422,000.00 Emily Wade **Affiant** Subscribed and sworn to before me, this **5th day of May, 2026.** **Notary Public** **My commission expires:** 6/20/29

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eddie D. Toledo Pappa and Aura Marina Franco Perez **2080 Stanford Village Drive** **Antioch, TN 37013**	The New Owner	173 11 0A 050.00 Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Brian Joseph Wafford, a married man**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Eddie D. Toledo Pappa, and Aura Marina Franco Perez, husband and wife** Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Stanford Village, Section Two of record in Plat at Instrument No. 20010226-0017614, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Raymond DeVries and Patricia DeVries to Brian Joseph Wafford, married by warranty deed dated 10/06/2022 and recorded on 10/12/2022 as Instrument Number 20221012-0111856 in the Official Records of the Davidson County Recording Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **2080 Stanford Village Drive, Antioch, 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 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 in 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(s) this **5th day of May, 2026.**

Brian Joseph Wafford

STATE OF ~~TENNESSEE~~ (C&V) Georgia
COUNTY OF ~~SUMNER~~ (C&V) Pulaski

On this 5th day of May, 2026, before me personally appeared Brian Joseph Wafford, 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 5th day of May, 2026.

Notary Signature
My commission expires: 8-21-2028

OFFICIAL SEAL
C ELISE VICKERS
NOTARY PUBLIC-GEORGIA
HOUSTON COUNTY
My Comm. Expires August 21,2028

Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/5/2026 (date of document).

Emma Howard
Affiant Signature

5/5/2026
Date

State of Tennessee
County of Rutherford

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

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL