Karen Johnson Davidson County
Batch# 1417931 DEEDWARR
05/08/2026 11:17:30 AM 4 pgs
Fees: $23.00 Taxes: $2,571.50
20260508-0041581

WARRANTY DEED

File #26-170

DESIREE SAILEMA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/12/2029
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margarita Acosta and Guillermo Acosta Doria	NEW OWNER	113-00-0-168
(NAME) 7854 old Charlotte Pike	(NAME) Same	
(ADDRESS) Nashville TN 37209	(ADDRESS) Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David J. Brock and Sandra J. Brock, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margarita Acosta and Guillermo Acosta Doria, wife and husband** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land lying in the 35th Civil District of Davidson County, Tennessee. Said parcel having a parcel ID of 11300016800, and belonging to David J. and Sandra J. Brock. Said parcel being of record in Deed Book (DB) 9921, Page (PG) 280 at the Register's Office of Davidson County, Tennessee (RODCT). Said parcel can generally be described as being south of Indian Creek Road, north of and adjacent to Old Charlotte Pike, and being further described below.

Beginning at a found iron post bent to ground level in the northern Right of Way (ROW) of Old Charlotte Pike. Said POINT OF BEGINNING having Tennessee State Plane Coordinates (NAD 83) of Northing 650,935.39 feet and Easting 1,685,532.02 feet, being the southwest corner of the Sarah Peyton Harris 2016 Trust property as recorded in QC-20201214 0146215 RODCT, and being the southeast corner of herein described tract.

Thence, leaving said Harris property and along said ROW for the following 3 calls: South 85° 21' 45" West a distance of 74.21 feet to a point.

Thence, North 87° 54' 49" West a distance of 102.51 feet to a point.

Thence, North 85° 47' 49" West a distance of 91.56 feet to a found 5/8" iron pin. Said iron pin being the southwest corner of herein described tract.

Thence, leaving said ROW, to and along the David Masse property as recorded in DB-20250605 0044446 RODCT, North 06° 10' 03" East a distance of 554.32 feet to a found t-post. Said post being the northeast corner of said Masse property, being the southeast corner of an area of unknown ownership, and being the northwest corner of herein described tract.

Thence, leaving said Masse property and along an area of unknown ownership, North 23° 10' 53" East for a distance of 107.94 feet to a found t-post. Said post being the northeast corner of said area of unknown ownership, being the southwest corner of the Linda Buppert property as recorded in DB-20230905 0069332 RODCT, being in the eastern line of lot 1 of the Peyton Place property as recorded in PL-20080612 0060609 RODCT, being the northwest corner of another area of unknown ownership, and being the northwest corner of herein described tract.

Thence, leaving previous said area of unknown ownership, said Peyton Place property, said Buppert property, and with later said new area of unknown ownership for the following 3 calls, South 66° 25' 36" East a distance of 103.33 feet to a point.

Thence, South 53° 49' 35" East a distance of 83.83 feet to a point.

Thence, South 80° 03' 09" East a distance of 92.31 feet to a found ½" iron pin. Said pin being in the southern line of the Kristen N. Behof property as recorded in QC-20230622 0047603, being the northwest corner of said Harris property, and being the northeast corner of herein described tract.

Thence, leaving said area of unknown ownership and said Behof property, and along said Harris property for the following 2 calls, South 21° 27' 16" West a distance of 37.66 feet to a found buried t-post.

Thence, South 08° 11' 31" West a distance of 518.26 feet said POINT OF BEIGINNING.

Herein described tract containing 167,134 square feet or 3.84 acres, more or less.

Together with and subject to any easements, covenants, right of ways, and conveyances that are of record and not of record. According to a boundary survey by TTL, Inc., stamped by Joshua Meeks, (TN RLS #2790), dated 4/15/2026.

Being the same property conveyed to David J. Brock and spouse, Sandra J. Brock, by Warranty Deed from James T. Jackson and spouse, Patty A. Jackson, of record in Book 9921, page 431, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒
This is improved property, known as 7854 Old Charlotte Pike, Nashville, TN 37209

(House Number) (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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 1st day of May, 2026.

David J. Brock

Sandra J. Brock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of May, 2026, before me personally appeared David J. Brock, 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 1st day of May, 2026.

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of May, 2026, before me personally appeared Sandra J. Brock, 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 1st day of May, 2026.

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Desiree Sailema, 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 5/1/26 (date of document).

Desiree Sailema
Affiant Signature

5/7/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 02.20.2028

NOTARY'S SEAL

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY