Karen Johnson Davidson County
Batch# 1420812 DEEDWARR
05/14/2026 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $3,080.25
20260514-0043532

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-1659

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $832,501.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of May, 2026

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zahangir Jeweel 602 Westcrest Drive Nashville, TN 37211	New Owner	147-10-0-099

WARRANTY DEED

FOR AND IN 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, I/WE, **Juan Martin Macias and wife, Rosario Raquel Yepez Bernabe aka Rosario Raquel Macias** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zahangir Jeweel

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 227 on the plan of Whispering Hills, Section II-A, of record in Book 2331 page 132, Register's Office for said County.

Said Lot No. 227 fronts 97.6 feet on the East side of Westcrest Drive and runs back between lines 272.5 feet on the North line and 201.5 feet on the South line to a dead line in the rear on which it measures 149.3 feet.

BEING the same property conveyed by Warranty Deed from Donald E. Trent and wife, Diana S. Trent to Juan Martin Macias and wife, Rosario Raquel Macias, recorded November 3, 2000, as Instrument No. 20001103-0109206 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $110,000.00.

Commonly Known As: 602 Westcrest Drive, Nashville 37211

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 602 Westcrest Drive, Nashville, TN 37211

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 so 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.

Dated this the ~~11th~~ 12th day of May, 2026.

Juan Martin Macias
Juan Martin Macias

Rosario R. Yepez Bernabe
Rosario Raquel Yepez Bernabe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this ~~11th~~ 12th day of May, 2026, before me personally appeared Juan Martin Macias and Rosario Raquel Yepez Bernabe, 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 ~~11th~~ 12th day of May, 2026.

Notary Signature
My commission expires: 5.10.27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 5/12/26.

Affiant Signature – Joshua A. Terry

5/14/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5/14/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5·10·27