Karen Johnson Davidson County
Batch# 1426447 DEEDWARR
05/28/2026 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20260528-0048480

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

Actual consideration or value, whichever is greater is $279,000.00.

Affiant

Subscribed and sworn before me this the 27th day of May, 2026.

Notary Public
My commission expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Esau Jhonatan Luismillian Reye ~~3226 Holland Lane~~ ~~Nashville, TN 37218~~ 3019 Lookout Point Greenbrier TN 37073	NEW OWNER 3019 Lookout Point Greenbrier TN 37073	080-08-0 118.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHANIE MANNING A.K.A. STEPHANIE D. MANNING, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ESAU JHONATAN LUISMILIAN REYES AND YUNUEL ISABEL GONZALEZ TORRES, A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 291, SECTION 2, BORDEAUX HILLS, as shown on plat of record in Plat Book 3600, Page 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephanie Manning a.k.a. Stephanie D. Manning, a single woman, by deed dated 06/08/2023, from Stephanie D. Manning as the Trustee of the Stephanie D. Manning Revocable Trust dated December 21, 2021, of record in Instrument No. 20230608-0043797, Register's Office for said County.

Also being the same property conveyed to Stephanie D. Manning as the Trustee of the Stephanie D. Manning Revocable Trust dated December 21, 2021, by deed dated 12/21/2021, from Stephanie Manning a.k.a. Stephanie D. Manning, a single woman, of record in Instrument No. 20220218-0019269, Register's Office for said County.

Also being the same property conveyed to Stephanie Manning by deed dated 01/11/2016, from Timothy D. Peach, married, of record in Instrument No. 20160113-0003569, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3226 Holland Lane, Nashville, TN 37218.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 26th day of May, 2026.

Stephanie Manning

Stephanie Manning

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephanie Manning a.k.a. Stephanie D. Manning, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of May, 2026.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 27, 2026 (date of document).

Jennifer Pennell

May 28, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this May 28, 2026.

Notary's Signature

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

My Commission Expires: _____

Notary's Seal