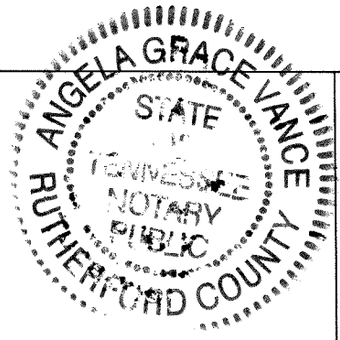
Karen Johnson Davidson County
Batch# 1429244 DEEDWARR
06/08/2026 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260608-0051201



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this 2 day of June, 2026.

Notary Public
My commission expires:
12.2.28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Luis Yasniel Contreras Contrer **Luis E Contreras Hernandez**	**United Wholesale Mortgage, LLC**	**05102001200**
1010 Chadwell Dr	**585 South Blvd E**	
Madison, TN 37115	**Pontiac, MI 48341**	

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 ACKNOWLEDGE, WE,

Arnette R Morris, Sr, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luis Yasniel Contreras Contreras, a Single Person and Luis E Contreras Hernandez, a Single Person, as tenants in Common

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 a part of Lot No. 2, on the unrecorded subdivision of a lot known as The Dower Tract, as shown on the Plan of the Phillip Walker Lands, of record in Will Book 10, Page 111, County Court Clerk's Office for Davidson County, Tennessee, being the Westerly 125 feet of the Southerly 325 feet of Lot No. 2, on the map of the subdivision of the Slate Farm, not of record, and being more particularly described according to a survey by Harvey Gee, Surveyor, February 25, 1956, as follows:

Beginning on the Northerly margin of Graycroft or Chadwell Drive at the Southwest corner of the property conveyed to Maurice W. Norman by deed from John A. Mefford, Trustee, of record in Book 2495, Page 47, said Register's Office; thence with the Northerly margin of said Drive North 86 degrees 00' West 125 feet; thence North 2 degrees 37' East 325 feet; thence South 86 degrees 00' East 125 feet to Norman's Northwest
corner; thence with Norman's Westerly line south 2 degrees 37' West 125 feet to the beginning.

Being the same property conveyed to Arnette R Morris, Sr, married, by Warranty Deed from Hasmukh B Shyamji and wife, Chandan H Shyamji, dated December 15, 2004, of record in Instrument No. 20041216-0149604, in the Register's Office for Davidson County, Tennessee.
Sheila C. Morris, wife of Arnette R. Morris, Sr., joins in the execution of this instrument to convey any marital interest she may have in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1010 Chadwell Dr, Madison, TN 37115.

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.

Arnette R Morris, Sr Date: 6/2/26

Sheila C. Morris Date: 6/2/26

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Arnette R Morris, Sr. and Sheila C. Morris, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June 2026, _____.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARY B LEEDOM NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/08/2029 DAVIDSON COUNTY

Certificate of Authenticity

I, Mark D Freeland, 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

6/2/26
Date

Affiant Signature

6/2/26
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 2nd day of June, 2026

Jennifer Russell
Notary's Signature
My Commission Expires: 1/30/2029

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY