Karen Johnson Davidson County
Batch# 1431808 DEEDWARR
06/10/2026 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260610-0052595

Warranty Deed

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JUNE 14, 2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $425,000.00. Affiant Subscribed and sworn to before me, this the 8th day of June, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Emily Meadows	-NEW OWNER-	142-11-0C-001.00-CO
165 Hicks Rd.,Unit 1		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KAYLA MARIN DECESARE, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY MEADOWS, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of Aspen Heights of record in Book 9700, Page 312, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Michael Joesph Martinho and Kayla Marin Decesare, husband and wife by Warranty Deed from Mark Williams, an unmarried man of record in Instrument No. 20220209-0015093 Register's Office for Davidson County, Tennessee, dated January 13, 2022 and recorded on February 09, 2022.

Being the same property conveyed to Kayla Marin Decesare by Quitclaim Deed from Michael Joseph Martinho of record in Instrument No. 20220526-0061117 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 26, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

The address of the herein described property is believed to be 165 Hicks Road #1, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of June, 2026.

Kayla Marin DeCesare

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kayla Marin DeCesare, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of June, 2026.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Certificate of Authenticity

for Electronically Filed Document

I, Amy Fredrickson, 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 6/8/2026 (date of document).

Date: 6/10/2026

Affiant Signature

State of Tennessee)

)

County of Williamson)

Sworn to and subscribed before me this 10th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2028

202606100052595