Karen Johnson Davidson County
Batch# 1434818 DEEDWARR
06/16/2026 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260616-0054586

WARRANTY DEED

File No.: 2026-0340

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

Subscribed and sworn to before me on JUNE 15, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/28/28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Nicholas Mathers and Hannah Davies 1217 Bending Creek Drive Antioch, TN 37013	New Owners	173-15-0A-032.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **OLGA SHIKULA MOSQUEDA, A MARRIED WOMAN (F/K/A OLGA DODD)**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **NICHOLAS MATHERS AND HANNAH DAVIES, HUSBAND AND WIFE**, collectively, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 32, as shown on the map entitled Mill Run Subdivision Phase 1, of record in Plat Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NATHAN DODD AND OLGA DODD, HUSBAND AND WIFE, by deed from DUSTIN L. WHITNEY AND KACI WHITNEY, HUSBAND AND WIFE, of record in Instrument No. 20161123-0123871, dated November 18, 2016, said Register's Office.

NATHAN DODD further conveyed to OLGA DODD, by quitclaim deed of record in Instrument No. 20210112-0004967, dated December 31, 2020, said Register's Office.

Olga Shikula Mosqueda is one and same as Olga Dodd as identified on the deed of record in Instrument No. 20210112-0004967, dated December 31, 2020, said Register's Office.

The undersigned, **Enrique Ignacio Mosqueda**, spouse of **Olga Shikula Mosqueda**, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.

2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1217 Bending Creek Drive, Antioch, TN 37013.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, her 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.

WITNESS our hands on June 15th, 2026.

Grantor:

Olga Shikula Mosqueda f/k/a Olga Dodd

Olga Shikula Mosqueda f/k/a Olga Dodd

Enrique Ignacio Mosqueda

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Olga Shikula Mosqueda (f/k/a Olga Dodd) and Enrique Ignacio Mosqueda, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2026.

Notary Public

My Commission expires: My Commission Expires: May 20, 2028

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, J. Trent Lehman, 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

10/15/26
Date

Affiant Signature

10/15/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of June, 2026.

Notary's Signature

My Commission Expires: 3/29/29
Date

Notary's Seal (if on paper)

