Karen Johnson Davidson County
Batch# 1442803 DEEDWARR
07/07/2026 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260707-0060938

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2026.

Notary Public
MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mongkhon Jordan Maokhamphiou & Valentina Lopera Fiesco	Neighborhood Loans, Inc.	161-08-0-041.00
(NAME)	(NAME)	
392 Brewer Drive	1333 Butterfield Rd, Ste 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Downers Grove, IL 60515	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Natalie P. Madigan, a married woman and Paul J. Madigan, a married man, as joint tenants with rights of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mongkhon Jordan Maokhamphiou, a single man and Valentina Lopera Fiesco, a single woman, as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), his/her/their 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 as shown on the final Plat Resubdivision of Lot 20 Map of Southwood of record Instrument No 20210330-0041683, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Natalie P. Madigan and Paul J. Madigan, as joint tenants with rights of survivorship by Warranty Deed from Mina Naguib, an unmarried man, dated 04/21/2021, of record in Instrument No. 20210422-0054148, Register's Office for Davidson County, Tennessee.

Austin Neil Sawyer, spouse of Grantor, joins herein for the purpose of conveying any and all marital rights, including but not limited to homestead, elective share and any other statutory rights in the property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 392 Brewer Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2nd day of July, 2026.

Natalie P. Madigan

Austin ~~Neal~~ Sawyer

Paul J. Madigan

State of Tennessee
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Natalie P. Madigan, Paul J. Madigan, Austin ~~Neal~~ Sawyer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness ~~my hand and~~ Official seal this 2nd day of July, 2026.

Notary Public:
My Commission Expires: 1/22/30

NATHAN BRUCCOLIERE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 7/2, 2026.

Affiant
Date: July 2, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2 day of July, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

