Karen Johnson Davidson County
Batch# 1448880 DEEDWARR
07/17/2026 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260717-0064970

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2026.

Notary Public
MY COMMISSION EXPIRES: 03/28/28
File No. G26-26176

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andres Eduardo Salgado and Emily Breanna Salgado (NAME)	New Owner (NAME)	085-07-0-025.00
1080 Regal Hills Lane (STREET ADDRESS)	(STREET ADDRESS)	
MABLETON, GA 30126 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Thomas E. Maddox and Betty M. Maddox, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andres Eduardo Salgado and Emily Breanna Salgado, husband and wife**, 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 Lot No. 247 on the Plan of Stanford Country Club Estates, Section Four, as of record in Book 2900, Pages 83 and 84, Register's Office for Davidson County, Tennessee.

SAID Lot No. 247 fronts 145.4 feet on the easterly side of Downeymeade Drive and runs back 260 feet on the northerly line and 225.74 feet on the southerly line to a dead line in the rear on which it measures 224.85 feet.

BEING the same property conveyed to Thomas E. Maddox et ux, Betty M. Maddox by Warranty Deed from Selwyn Paul Bryant, II et ux. Judith S. Bryant, dated December 20, 1974 and recorded December 30, 1974 in Book 4877, Page 847, Register's Office for Davidson County, Tennessee. The said Betty M. Maddox is one and the same as Betty Ann Maddox. The said Thomas E. Maddox is one and the same as Thomas Emmett Maddox.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The signature of Thomas E. Maddox a/k/a Thomas Emmett Maddox is signed by their duly appointed Attorney-in-fact Amy M. Mertens, pursuant to the Power of Attorney recorded in Instrument # 202607170064968, said Register's Office.

The signature of ~~Thomas E. Maddox~~ MTM and Betty M. Maddox a/k/a ~~Betty~~ Betty MTM Ann Maddox is signed by their duly appointed Attorney-in-fact Amy M. Mertens, pursuant to the Power of Attorney recorded in Instrument # 202607170064969, said Register's Office.

This is improved property, known as 209 Downeymeade Dr., Nashville, TN 37214.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 15th day of July, 2026.

Thomas E. Maddox by

Thomas E. Maddox by Amy M. Mertens, his Attorney-In-Fact

Betty M. Maddox by

Betty M. Maddox aka Betty Ann Maddox by Amy M. Mertens, her Attorney-In-Fact

---

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Amy M. Mertens, Attorney-in-Fact for Thomas E. Maddox and Betty M.. Maddox a/k/a Betty Ann Maddox, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Signature
My commission expires: 12/24/29

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 **07/15/2026** (date of document).

Affiant Signature

07/15/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this **15th** day of **July**, 20_____.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29