WARRANTY DEED

Karen Johnson Davidson County
Batch# 1455838 DEEDWARR
08/05/2026 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20260805-0071985

STATE OF TN
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$245,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ON 07/31/2026

Notary Public

MY COMMISSION EXPIRES : 4/22/2029

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Bender's Ferry Rd, Mt. Juliet, TN 37122

Address of New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel Number
Santiago Eder Zubieta Aldave	Santiago Eder Zubieta Aldave	
2725 McKeige Dr	2725 McKeige Dr	084 10 0 036.00
Nashville, TN 37214	Nashville, TN 37214	

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-FIVE THOUSAND AND 00/100 DOLLARS ($245,000), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dennis L. Nichols

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

Santiago Eder Zubieta Aldave, unmarried

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. 310 on the Map of Maplecrest, as of record in Book 1835, Pages 27 and 28, Register's Office for said county. Said Lot 310 fronts 80 feet on the northeasterly side of Maplecrest Drive and runs back between lines, 158 feet on the northwesterly line and 160 feet on the southeasterly line, to a dead line in the rear on which it measures 55 feet.

Being the same property conveyed to Dennis L. Nichols by deed from Horace D. Nichols, an unmarried man, of record in Instrument # 20240307-0015751, dated 3/7/2024, in Davidson County Register's Office in TN.

unimproved ☐

This is improved ☒ property, known as **2214 Maplecrest 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. 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 my/our hand(s) this **July 31, 2026.**

Dennis Nichols

STATE OF TN

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dennis Nichols, 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/she executed the within instrument for the purposes therein contained.

Witness my hand at office on **July 31, 2026.**

Notary Public
My Commission Expires:
2/25/30

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 7/31/2026 (date of document).

Affiant Signature

7/31/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 31 day of July, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

202608050071985