Karen Johnson Davidson County
Batch# 1455877 DEEDWARR
08/05/2026 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20260805-0072035

WARRANTY DEED

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/29/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juan Santiago and Nancy E. Becerra	Juan Santiago and Nancy E. Becerra	026-07-0-074.00
(NAME)	(NAME)	
119 Heathcote Court	119 Heathcote Court	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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 Matthew Machurek and Aubrey Machurek, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Juan Santiago and Nancy E. Becerra, husband and wife, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 180 as shown on the Final Plat of Windsor Green, Phase I, as of record in Plat Book 6250, Page 46, Register's office for Davidson County, Tennessee, to which record reference is hereby made and adopted for a more complete description thereof.

Being the same property conveyed to Matthew Machurek, unmarried by Warranty Deed from Kathleen N. Emery and husband, Nathan C. Emery, dated 06/26/2015, of record in Instrument No. 20150630-004, Register's Office for Davidson County, Tennessee. Aubrey Machurek joins in this conveyance to convey any and all martial interest she may have in the above described 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 ☒ 119 Heathcote Court, Goodlettsville, TN 37072
(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 31st day of July, 2026.

Matthew Machurek

Aubrey Machurek

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Machurek and Aubrey Machurek, 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 31st day of July, 2026.

Notary Public:
My Commission Expires: 2.2.2030

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/02/2030
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148

CERTIFICATE OF AUTHENTICITY

I, Madeline Castro, do hereby make oath that I am 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 the law on 7-31-26.

Madeline Castro

AFFIANT

DATE: 8-3-26

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 3rd day of August, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JANET L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027