This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1456753 DEEDWARR
08/10/2026 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260810-0073395

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $385,000

Affiant Signature

Subscribed and sworn to before me on this the 5 Day of Aug, 26.

Notary Public
My Commission expires 4 / 29 / 30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

NAME AND ADDRESS OF PROPERTY OWNER:

Leonardo Bautista Miranda-Reina and Yadira Miranda Lorenzo
4451 S. Trace Blvd
Old Hickory, TN 37138

SEND TAX BILLS TO:

Leonardo Bautista Miranda-Reina and Yadira Miranda Lorenzo
4451 S. Trace Blvd
Old Hickory, TN 37138

MAP AND PARCEL NUMBER: 06312003600

WARRANTY DEED
26NT01615

Effective the 5 Day of Aug, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,
Stephen D. Daniel and Kristi McIntyre, both unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Leonardo Bautista Miranda-Reina and Yadira Miranda Lorenzo, tenants in common with rights of survivorship

The following described real estate in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 41, on the Plan of SOUTHFORK, SECTION TWO, as shown on plat of record in Plat Book 6250, Page 386, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen D. Daniel and Kristi McIntyre, both unmarried from Irene E. Advey, unmarried, by Warranty Deed dated 12/07/2018 and recorded 12/10/2018 in Instrument No. 20181210-0119947, Register's Office of said County.

Kristi McIntyre is one in the same as Kristi McIntyre Daniel

This is an improved property commonly known as: 4451 S. Trace Blvd, Old Hickory, TN 37138-4206

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 5TH day of AUG, 26

Kristi McIntyre Daniel FKA Kristi McIntyre

Kristi McIntyre Daniel FKA Kristi McIntyre

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kristi McIntyre Daniel,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

ED HUNSBERGER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission expires: 1/22/2030

Stephen D. Daniel

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Stephen D. Daniel,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

ED HUNSBERGER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission expires: 1/22/2030

Tennessee Certification of Electronic Document

I, Justin Foster 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 8-5-26 (date of document).

Affiant Signature

8-5-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 of August, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027