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# 1459031 DEEDWARR
08/12/2026 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20260812-0074697

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $699,999

Affiant Signature

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

Notary Public

My Commission expires 12 / 26 / 2029

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

NAME AND ADDRESS OF PROPERTY OWNER:
Brandon Jesus Cruz
454 West Campbell Rd,
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Brandon Jesus Cruz
454 West Campbell Rd,
Goodlettsville, TN 37072

MAP AND PARCEL NUMBER: Tax ID #: 03300010500

WARRANTY DEED
26NT01563

Effective the 5 Day of Aug, 26 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,

Yadira Miranda Lorenzo, a single woman

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

Brandon Jesus Cruz, unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

A TRACT of land as shown on the plat of Thomas A. Dulworth's 2.024 acre tract, more or less, and described according to a survey by Ralph W. C. Lambert, dated December 13, 1975 as follows: BEGINNING at an iron pin in the easterly margin of Campbell Road, said point being the northwest corner of the property conveyed to R. B. Kemper by deed from Agnes M. Day, of record in Book 1109, Page 209, in the Register's Office for said County; thence with the northerly line of property conveyed to the said R. B. Kemper and partially with the northerly margin of Kemper's private drive, South 89 degrees 34 minutes East 584 feet to an iron pin in the westerly line of E. M. Kemper property; thence with the westerly boundary of the Kemper land; North 2 degrees West 150.0 feet to an iron pin; thence North 89 degrees 40 minutes 08 seconds West 596.56 feet to an iron pin in the easterly margin of Campbell Road; thence with said margin South 6 degrees 49 minutes East 150.0 feet to the point of beginning, containing 2.024 acres, more or less.

Being the same property conveyed to Yadira Miranda Lorenzo, a single woman from Patricia E. Hunter, a single woman, by Warranty Deed dated 09/1/2019 and recorded 09/17/2019 in Instrument No. 20190917-0094067, Register's Office of said County.

This is an improved property commonly known as: 454 W Campbell Road, Goodlettsville, TN 37072-29083575

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 5 day of Aug., 2026

Yadira Miranda Lorenzo

SUBSCRIBED AND SWORN TO before me this 5 day of Aug., 2026

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 03/09/2026

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Yadira Miranda Lorenzo, the within named bargainer, 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.

Witness my hand and official seal at Tennessee County, Davidson this 5th day of Aug., 2026.

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 03/09/2026

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
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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