THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Montgomery
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9788-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 485,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 2026. Notary Public MY COMMISSION EXPIRES: 9/13/2028 (AFFIX SEAL)

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1460086 DEEDWARR
08/17/2026 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260817-0076592

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milagros Farnes	New Owner	
104 Woodfield Ct.		172-12-0A-113.00-CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Claire Hipkens, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Milagros Farnes, married woman**

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. 352 on the Plan of Section Eight, Bradford Hills of record in Plat Book 7900, Page (s) 387 and 388, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mitchell Holmes and Margaret Holmes, as Joint Tenants, husband and wife by Warranty Deed from Brain J. Batey, and wife Lacey H. Batey of record in Instrument No. 20120322-0024447 Register's Office for Davidson County, Tennessee, dated March 14, 2012 and recorded on March 22, 2012.

Being the same property conveyed to Claire Hipkens, unmarried woman by Warranty Deed from Mitchell Holmes and Margaret Holmes, husband and wife of record in Instrument No. 20241226-0099396 Register's Office for Davidson County, Tennessee, dated June 28, 2024 and recorded on December 26, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **104 Woodfield Ct., Nashville, TN 37211**

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 our hands this the 12 day of August, 2024.

Claire Hipkens

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 **Claire Hipkens,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of August, 2024.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Joshua A. Terry, 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 8/12/2026.

Affiant Signature – Joshua A. Terry

8/13/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/13/2026

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON