Karen Johnson Davidson County
Batch# 1460099 DEEDWARR
08/17/2026 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260817-0076611

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 8/15/27
(AFFIX SEAL)

MICHELLE LEE PERKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Felix Antonio Maldonado | NEW OWNER | 084 11 0 007.00 |
| (NAME) | (NAME) | |
| 2226 Weona Dr | 2226 Weona Dr | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Nashville, TN 37214 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lai Olstad, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Felix Antonio Maldonado, an unmarried man, and Phiangchay Xayaseng, an unmarried woman, as tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 72 and 73 on the Plan of A SUBDIVISION OF C.R. QUARLES LANDS, MAPLECREST which appears of record in Plat Book 1835, Pages 27 and 28, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lai Olstad, by Quitclaim Deed from Lai Olstad, of record in Instrument No. 20190705-0065983, in the Register's Office of Davidson County, Tennessee, dated June 20, 2019 and recorded on July 05, 2019.

Being part of the same property conveyed to Lai Olstad, by Warranty Deed from Annie G. Wooten aka Annie Grace Wooten, of record in Instrument No. 20110803-0059774, in the Register's Office of Davidson County, Tennessee, dated July 29, 2011 and recorded on August 03, 2011.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A SUBDIVISION OF C.R. QUARLES LANDS, MAPLECREST, as recorded in Plat Book 1835, Page(s) 27 and 28.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1874, Page 452.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4931, Page 246.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2226 Weona Dr, Nashville, TN 37214
(House No.) (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 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.

Effective the 12th day of August, 2026.

Lai Olstad

STATE OF New York

COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Lai Olstad, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office this 12th day of August, 2026.

Notary Public

Printed Name: the undersigned

My Commission Expires: 10/25/2027

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

**RETURN TO:**
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

# CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a 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 law on 12 day of August, 2026.

K. Thomas Sidwell
Date: 08/12/2026

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 12 day of August, 2026.

Notary Public
My Commission Expires: 12-1-29

