Karen Johnson Davidson County
Batch# 1464379 DEEDWARR
08/26/2026 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20260826-0078939

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00.

Stacy Jacalr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

OLIVIA CASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2030
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrea Giselle Nieto	New Owner	Parcel ID: 120 02 0 149.00
(NAME) 1332 Mercury Dr.	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Agneta Minea, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrea Giselle Nieto, a single person**, 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 as follows:

Being Lot No. 105 on the Map of Stardust Acres, of record in Book 1424, page 92, Register's Office for said County.

Said Lot No. 105 fronts 60 feet on the north side of Mercury Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Milton Ray Gleaves and wife, Patricia Gleaves from Linda Potts Bonds by Warranty Deed dated March 31, 1972 and recorded on April 4, 1972 in Book 4589, Page 440, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Karen Denise Ball from Milton Ray Gleaves and wife, Patricia Gleaves by Quitclaim Deed dated April 13, 1995 and recorded on April 17, 1995 in Book 9645, Page 591,

Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Agneta Minea from Karen Denise Ball, an unmarried woman by Warranty Deed dated December 16, 2024 and recorded on December 17 2024, in Instrument No. 20241217-0097979, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1332 Mercury Dr., Nashville, TN 37217

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 19 day of August, 2026

Agneta Minea

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Agneta Minea, an unmarried woman, 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.

Witness my hand and official seal, this the 19th day of August, 2026.

Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, Lacey Chumley, 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

August 19, 2026.

Date

Lacey Chumley

Affiant Signature

August 21, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of August, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON