Karen Johnson Davidson County
Batch# 1464765 DEEDWARR
08/26/2026 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20260826-0079404

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

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $499,000

Affiant Signature

Subscribed and sworn to before me on this the 21 Day of August, 2026

Notary Public
My Commission expires _____/_____/_____

CHRISTIAN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

NAME AND ADDRESS OF PROPERTY OWNER:
Steven P. Bluma and Ariyas M. Bluma
953 Mallow Drive
Madison, TN 37115

SEND TAX BILLS TO:
Steven P. Bluma and Ariyas M. Bluma
953 Mallow Drive
Madison, TN 37115

MAP AND PARCEL NUMBER: 04316017100

WARRANTY DEED
26NT01562

Effective the 21 Day of August, 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,

Sebastian Munoz Guadarrama, unmarried

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

Steven P. Bluma and Ariyas M. Bluma, husband and wife

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

Being Lot No. 102 on the Plan of Arrowhead Estates, Section II, a Plan which is of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee.
Said Lot No. 102 fronts 60 feet on the northerly margin of Mallow Drive and extends back 134.57 feet on the easterly line and 129.26 feet on the westerly line to a dead line in the rear measuring 80.79 feet thereon.

Being the same property conveyed to Fred W. Massie and wife, Minh S. Massie by Warranty Deed from Jack Driver and Sons, Inc of record in Book 5433, page 965, Register's Office for Davidson County, Tennessee, dated May 05, 1979 and recorded on May 10, 1979. Minh S. Massie died on or about November 20, 1998, leaving Fred W. Massie as the surviving tenant by the entirety.

Subsequently, Fred W. Massie died intestate on September 7, 2022 leaving subject property to his heirs at law, Van Terrance Massie, Mildred Catherine Rhoades and Thuy Gaines, pursuant to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 20250714-0055263 and instrument No. 20250714-0055269, Register's Office for Davidson County, Tennessee.

Thuy Gaines having conveyed their interest to Sean Lewis by Quitclaim Deed dated 07/10/2025 and recorded 07/14/2025 recorded simultaneously herewith in Instrument No. 20250714-0055333, Register's Office for Davidson County, Tennessee.

Mildred Catherine Rhoades, single and Van Terrance Massie, single having conveyed their interest to Sean Lewis, single, by Warranty Deed dated 07/11/2025 and recorded 07/14/2025 in instrument No. 20250714-0055334, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sebastian Munoz Guadarrama, unmarried from Sean Lewis, single, by Warranty Deed dated 09/22/2025 and recorded 10/16/2025 in Instrument No. 20251016-0082249, Register's Office of said County.

This is an improved property commonly known as: 953 Mallow Drive, Madison, TN 37115

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 21 day of August, 2026

Sebastian Munoz Guadarrama

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sebastian Munoz Guadarrama,** 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.

Notary Public

My Commission expires: 9/21/26

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Christen Rabe, 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 21, 2026**.

Date

Affiant Signature

8/21/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** day of **August**, 20____.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027