Karen Johnson Davidson County
Batch# 1470525 DEEDWARR
09/09/2026 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20260909-0083573

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-10169-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $429,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2026.

William S. Corley STATE OF TENNESSEE NOTARY PUBLIC Williamson COUNTY

Notary Public
My Commission Expires: 7/30/29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eddy D Toledo Pappa and Aura Marina Franco Perez 1105 Parklawn Drive Nashville, TN 37211	The New Owner	173 11 0A 011.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Corey Theisen and Sarah Theisen, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Eddy D Toledo Pappa and Aura Marina Franco Perez, husband and wife** (individually and/or collectively, "Grantee"), 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. 11 on the Plan of STANFORD VILLAGE SECTION ONE, of record in instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Corey Theisen and Sarah Theisen, husband and wife, by Warranty Deed from Ifeoma C. Nwankwo, unmarried, of record in Instrument No. 20211104-0147658, in the Register's Office of Davidson County, Tennessee, dated November 1, 2021 and recorded on November 4, 2021.

This is improved property located at: **2040 Stanford Village Drive, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of September, 2026.

GRANTOR:

Corey Theisen

Sarah Theisen

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Corey Theisen and Sarah Theisen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of September, 2026.

Notary Public
My Commission expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
November 25, 2028

Tennessee Certification of Electronic Document

I, Emma Howard, 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 9/8/2026 (date of document).

Emma Howard
Affiant Signature

9/8/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8 day of September, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL