Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1472603
09/15/2026 10:57:24 AM
Fees: $13.00 Taxes: $1,202.50

Davidson County
DEEDWARR
2 pgs

20260915-0085545

File No. KP-26-3709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CASEY BREWINGTON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew M. Elrod	New Owner	
(NAME) 1011 Milson Lane	(NAME)	188-10-0A-367.00-CO
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(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, I/we, **Desiree Ann Fajardo FKA Desiree Ann Fajardo Delgado, and Carlos David Raffucci Lugo, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew M. Elrod, a single man**, HEREINAFTER CALLED THE GRANTEE, 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. 367 on the Plan of Phase 7, Section 1C, Carothers Crossing, Urban Design Overlay of record in Instrument Number 20210120-0008752, 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 Desiree Ann Fajardo Delgado and Carlos David Raffucci Lugo, wife and husband by Warranty Deed from Garrett Foster and Molly Foster, husband and wife of record in Instrument No. 20231121-0090771 Register's Office for Davidson County, Tennessee, dated November 20, 2023 and recorded on November 21, 2023.

This is property more commonly known as 1011 Milson Lane, Nolensville, TN 37135.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 10th day of September, 2026.

Desiree Ann Fajardo Delgado

Carlos David Raffucci Lugo

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Williamson

On this 10th day of September, 2026, before me personally appeared Desiree Ann Fajardo Delgado and Carlos David Raffucci Lugo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of September, 2026.

Notary Signature
My commission expires:

JOHN BRIGHT
Notary Public, State of Texas
Comm. Expires 03-04-2029
Notary ID 575791