Karen Johnson Davidson County
Batch# 1476447 DEEDWARR
09/22/2026 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260922-0087989

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-10231-AJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

James Brandon Wood
Affiant

Subscribed and sworn to before me, this the 21st day of September, 2026.

Notary Public
My Commission Expires: 1/22/30

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Brandon Wood 7453 Harrow Drive Nashville, TN 37221	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	142 02 0 118.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Carlos Mendez, and Maria R. Ciresi, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **James Brandon Wood, an unmarried man** (individually and 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. 148 on the Plan of CROSS TIMBERS, SECTION 3, as of record in Plat Book 4175, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 148 fronts 85.0 feet on the South side of Harrow Drive and extends back 150.0 feet on the Westerly line and 150.0 feet on the Easterly line, to a line in the rear on which it measures 85.0 feet.

Being the same property conveyed to Maria R. Ciresi and husband, Carlos Mendez, by Quitclaim Deed from Maria R. Ciresi, a married woman, of record in Instrument No. 20150811-0080138, in the Register's Office of Davidson County, Tennessee, dated August 10, 2015, and recorded on August 11, 2015.

Being the same property conveyed to Marla R. Ciresi, by Warranty Deed from Charles L. Willoughby and Lula Belle Willoughby, husband and wife, of record in Instrument No. 20060208-0015569, in the Register's Office of Davidson County, Tennessee, dated January 31, 2006, and recorded on February 08, 2006.

This is improved property located at: **7453 Harrow Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor 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 we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have 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, inclusive of 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 19 day of September, 2026.

GRANTOR:

Carlos Mendez

Carlos Mendez

Maria R. Ciresi

Maria R. Ciresi

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carlos Mendez and Maria R. Ciresi, 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 19 day of September, 2026.

Susie J Ingram

Notary Public
My Commission expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/02/2026
DAVIDSON COUNTY

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 9/19/2026 (date of document).

Emma Howard
Affiant Signature

9/22/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22nd 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