Karen Johnson
Batch # 1483709
10/14/2026 09:47:31 AM
Fees: $13.00 Taxes: $3,071.00
Davidson County
DEEDWARR
2 pgs
20261014-0094291

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

**Prepared by:**
**Amy Cross Nance**
**Attorney at Law**
**103 Forrest Crossing Blvd Suite 205**
**Franklin, TN 37064**
**615-794-5644**

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**The actual consideration or value, whichever is greater, for this transfer is $830,000.00**

**Affiant**

**Subscribed and sworn to before me this 13th day of October, 2026.**

**Notary Public**
**My commission expires:** _____

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Gibran Sponchiado and Jessica DePaula | NEW OWNER<br>NEW OWNER | 172-10-0B-110-00 |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Adam C. Hook and Ileia S. Hook, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Gibran Sponchiado, and Jessica DePaula, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Plan of the Final Plat of Christiansted Valley, Phase Three, Cluster Lot Subdivision of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete description.

Being the same property conveyed to Adam C. Hook and Ileia S. Hook, husband and wife, by deed from Richard Harding and Gwendolen Harding, husband and wife, of record in Instrument No. 20190923-0096150, Register's Office for Davidson County, Tennessee, and dated September 6, 2019.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Christiansted Valley of record in Instrument No. 20060316-0030458 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #19991221-0305559, amended in Instrument No. 20000728-0074515, and Instrument No. 20070206-0015266 in the official records of the Davidson County Register of Deeds.

4. Charter of Christiansted Valley Homeowners Association of record in Instrument No. 19991221-0305561 Register's Office for Davidson County, Tennessee.

This property is improved property known as 6741 Christiansted Lane, Nashville, TN 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 13th day of October, 2026.

Adam C. Hook

Ileia S. Hook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of October, 2026, before me personally appeared Adam C Hook and Ileia S Hook, 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 13th day of October, 2026.

Notary Signature
My commission expires: 11-21-2027

