Karen Johnson Davidson County
Batch# 1485225 DEEDWARR
10/16/2026 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20261016-0095008

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $460,000.00.

Affiant

Subscribed and sworn before me this the 15th day of October, 2026.

Notary Public
My commission expires: 5/19/30

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Erin Piper	Firstbank	053-05-0 015.00
1284 Cheyenne Blvd	722 Columbia Ave.	
Madison, TN 37115	Franklin, TN 37064	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WALKING BRIDGE HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND PROLIFIC HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERIN PIPER, UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 155 on the plan of Sequoia Valley, Section 3, of record in Plan Book 4460, Page 83, Register's Office for said County.

Said Lot No. 155 fronts 113.4 feet on the westerly margin of Cheyenne Boulevard and extends back 244.7 feet on the northerly line and 250.5 feet on the southerly line to a broken line in the rear, measuring 85.9 feet thereon.

Being the same property conveyed to Walking Bridge Homes LLC, a Tennessee Limited Liability Company, as to a 50% interest and Prolific Homes LLC, a Tennessee Limited Liability Company, as to a 50% interest. by deed dated 06/12/2026, from Bobby G. Gaines, Jr., and Brenda E. Gaines Rager, as joint tenants, of record in Instrument No. 20260615-0054030, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1284 Cheyenne Blvd, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

D.M. BB

Witness my hand this the 15th day of October, 2026.

Walking Bridge Homes LLC, a Tennessee Limited Liability Company

BY: _____
Baltazar Barrera
Managing Member

STATE OF Tennessee
COUNTY OF Coffee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Baltazar Barrera, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the managing member of the within named bargainor, a LLC, and that he, as such managing member, executed the foregoing instrument for the purposes therein contained by signing the name of the llc by the said Baltazar Barrera as such managing member.

Witness my hand and official seal this 15th day of October, 2024.

My Commission Expires: 4/17/28

_____
Notary Public

Prolific Homes LLC, a Tennessee Limited Liability Company

BY: _____
Daniel Martinez
Managing Member

STATE OF Tennessee
COUNTY OF Coffee

JUSTIN MOONEYHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel Martinez, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the managing member of the within named bargainor, a LLC, and that he, as such managing member, executed the foregoing instrument for the purposes therein contained by signing the name of the llc by the said Daniel Martinez as such managing member.

Witness my hand and official seal this 15th day of October, 2024.

My Commission Expires: 4/17/28

_____
Notary Public

JUSTIN MOONEYHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

True Copy Certification

I, Yvette Meldrum, 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 Oct. 15, 2026.

YM

Signature

Oct. 15, 2026

State of Tennessee

County of Williamson,

Sworn to and subscribed before me this Oct. 15, 2026

B. Cortez

Notary's Signature

My Commission Expires: 5/19/30

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030