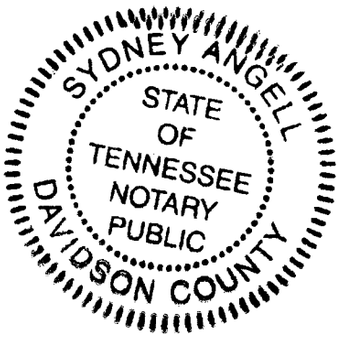
Karen Johnson Davidson County
Batch# 1281462 DEEDWARR
06/04/2025 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250604-0043959

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC
1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 0525-080

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Maxwell Pachter	Maxwell Pachter	052-03-0-115.00
(NAME)	(NAME)	
602 Larkin Springs Road	602 Larkin Springs Road	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PEDRO MARTIN GOMEZ, A MARRIED MAN AND ROBERTO MARTIN ARMAS, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAXWELL PACHTER, AN UNMARRIED 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. 23 and the southerly 22 feet of Lot No. 22 on the Map of Homeacres in a revision of the first subdivision by the Layman Foundation, not of record, described as follows:

Beginning at a point on the easterly margin of Larkin Springs Road at the southeast corner of Lot No. 23; thence westerly 351.3 feet to a point; thence northerly 100 feet to a point; thence easterly 354 feet to a point; thence along Larkin Springs Road, southerly 100 feet to the point of beginning.

Being the same property conveyed to Pedro Martin Gomez, a married man, and Roberto Martin Armas, a married man by Warranty Deed from Dilay Jaime and Alexis Ravelo, wife and husband of record in Instrument No. 20180510-0045088 Register's Office for Davidson County, Tennessee, dated April 13, 2018 and recorded on May 10, 2018.

Grantor declares under penalties and perjury the property being conveyed has not been used for marital abode.

This conveyance is made subject to any and all matters shown on any said plat and survey of record all of said Register's Office.

This is improved ✠ property, known as 602 Larkin Springs Road, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 28th day of May, 2025.

Pedro Martin Gomez

Roberto Martin Armas

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of May, 2025, before me personally appeared Pedro Martin Gomez and Roberto Martin Armas, 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 (or person's) free act and deed.

Notary Public
Printed Name: Ilisa Sharon Stillman
My Commission Expires: 10/17/2026

ILISA SHARON STILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires October 17, 2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/28/25.

Affiant Signature

6/3/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY