This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite #100
Clarksville, TN 37043
File Number: 10-6202-TM

Karen Johnson Davidson County
Batch# 1290647 DEEDWARR
06/27/2025 07:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,317.20
20250627-0050616

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $356,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2025.

Notary Public
My Commission Expires: 9/13/26

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan Caceres Ortiz and Santos Ortiz 327 Rayon DR. Old Hickory, TN 37138	New Owners	044 05 0 074.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Marvin J. Martinez, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **Jonathan H. Caceres Ortiz, and Santos Tomasa Ortiz, both unmarried** (individually and/or 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. 129 on the Plan of RAYON CITY of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marvin J. Martinez, a single man, by Warranty Deed from Pinnacle Bank, as Successor Trustee of the Robert J. Lenard Revocable Living Trust dated August 23, 2007, of record in Instrument No. 20161230-0137646, in the Register's Office of Davidson County, Tennessee, dated November 26, 2024 and recorded on November 27, 2024.

Being the same property conveyed to Robert Leonard, Trustee of the Lenard Revocable Living Trust dated 8/23/07, by Warranty Deed from Joseph A. Detty, of record in Instrument No. 20161230-0137646, in the Register's Office of Davidson County, Tennessee, dated December 27, 2016 and recorded on December 30, 2016.

This is improved property located at: **327 Rayon Drive, Old Hickory, TN 37138**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee 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 I/we do covenant with the said Grantee 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 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, their 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 23rd day of June, 2025.

GRANTOR:

6-23-25

Marvin J. Martinez

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marvin J. Martinez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of June, 2025.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-26

Certificate of Authenticity

I, Joshua A. Terry, 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 June 23rd 2025.

Affiant Signature – Joshua A. Terry

6/26/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/26/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27