Karen Johnson Davidson County
Batch# 1302902 DEEDWARR
07/28/2025 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20250728-0059388

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER (DO)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Braulio Holguin Roacho
Affiant

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

D Paulsson
Notary Public
My commission expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Braulio Holguin Roacho	**Guaranteed Rate Inc.**	**05205004600**
849 Walnut St	**3940 N Ravenswood Ave., Ste 2W**	
Madison, TN 37115	**Chicago, IL 60613**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Charlene Ojito Tobar, Administratrix of the Estate of Miriam M. Corzo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Braulio Holguin Roacho, married

HEREINAFTER CALLED THE GRANTEES, 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. 16, Book J on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Miriam M Corzo, single, by Deed from Sarah Ray Vaden and husband, Bobby Dunn Vaden, dated November 20, 2000, of record in Instrument No. 20001127-0115708, in the Register's Office for Davidson County, Tennessee. Miriam M Corzo died intestate December 12, 2024. An intestate administration was opened in Davidson County Probate Court Docket No. 25P367, wherein Charlene Ojito Tobar was named Administratrix of the Estate. Pursuant to Order entered 4/10/25, personal property of the estate was insufficient to satisfy all estate creditors, and subject property was divested from the heirs-at-law of Miriam M. Corzo and brought into the probate estate to pay debts of the estate pursuant to Tenn. Code Ann. 30-2-402. Order approving the contract for sale of subject property was approved by Order entered July 11, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 849 Walnut St, 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 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 in 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.

The Estate of Miriam M. Corzo

Charlene Ojito Tobar Date: 7/25/25
Charlene Ojito Tobar, Administratrix

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Charlene Ojito Tobar, Administratrixatrix of the Estate of Miriam M. Corzo, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2025.

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/25/2025 (date of document).

Jennifer Russell
Affiant Signature

7/25/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25 day of July 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

