Karen Johnson Davidson County
Batch# 1314807 DEEDWARR
08/26/2025 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250826-0068228

Prepared By & Return To:
Tennessee Title Services LLC-Clarksville
112 Center Court
Suite- A
Clarksville, TN 37040
C-25-3877

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of August, 2025

Notary Public

Commission Expires: 12.2.28

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ramiro Edenilson Calvillo Rosales and Maria Elena Gomez Garcia 100 East Marthona Road Madison, TN 37115	New Owner	042-11-0-138.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

John T. Maupins and Juwana Berry- Maupins, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ramiro Edenilson Calvillo Rosales, and Maria Elena Gomez Garcia

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. 3 on the Preliminary Plan for Harlan Heights, as shown on plat of record in Instrument No. 20050830-0103631, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John T. Maupins and wife, Juwana Berry-Maupins by Warranty Deed from Jerry C. Harlan and wife, Wanda G. Harlan of record in Instrument No. 20060926-0119119 Register's Office for Davidson County, Tennessee, dated September 13, 2006 and recorded on September 26, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 100 East Marthona Road, 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 so 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.

Dated this the 20th day of August, 2025.

John T. Maupins

Juwana Berry- Maupins

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 20th day of August, 2025, before me personally appeared John T Maupins and Juwana Berry- Maupins, 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 20th day of August, 2025.

Notary Signature
My commission expires: 4/25/27

COURTNEY LOOSE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

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 8/20/25 (date of document).

Jennifer Russell
Affiant Signature

8/26/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

