THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1340214 DEEDWARR
10/30/2025 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20251030-0086403

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Michael D Anderson 612 Menees Ln. Madison, TN 37115	~~Michael Anderson~~ PRMG 1265 Corona Pointe Ct. Corona, CA 92879	063 00 0 116.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jennifer Guicel Gomez Martinez** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Michael D Anderson, a married man,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 612 Menees Lane, Nashville, TN 37115 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in 11th Civil District of Davidson County, Tennessee, being more particularly described according to a survey by S. Harvey Gee, Surveyor, September 16, 1968, as follows:

Beginning at an iron pin on the Northerly margin of Menees Lane at the Southeast corner of the property conveyed to Robert E Henderson and wife, by Deed from Ruby Key and husband, of record in Book 2452, Page 489, Register's Office for said County; thence with Henderson's Easterly line a a fence, North 3 deg. 13' East 701.6 feet to an iron pin in the Southerly line of A C Williams property; thence with Williams' Southerly line, South 88 deg. 24' 50" East 188 feet to an iron pin; thence South 3 deg. 13' 30" West 696.2 feet to an iron pin in the Northerly margin of said Lane; thence with said Lane, South 89 deg. 52' 40" West 188 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Jennifer Guicel Gomez Martinez, by Quitclaim Deed from Victor Hugo Dubon Dubon, dated April 7, 2025, and recorded April 8, 2025, of record in Instrument No. 20250408-0026658, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer Guicel Gomez Martinez and Victor Hugo Dubon Dubon, wife and husband, by Warranty Deed from Shirley Kleber, unmarried, dated October 2, 2022, and recorded October 25, 2022, of record in Instrument No. 20221025-0115749, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 612 Menees Lane, Nashville, TN 37115.

This conveyance is subject to all restrictions, easements and planning documents of 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(S), his/her/their heirs and assigns

unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 29th day of October, 2025.

Jennifer Guicel Gomez Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2025, before me personally appeared Jennifer Guicel Gomez Martinez, 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 29th day of October, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $585,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 25 day of OCT, 2025

Notary Public
My commission expires: 4/22/2029

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 10/29/2025 (date of document).

Affiant Signature

10/30/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 30 day of Oct, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County