Karen Johnson Davidson County
Batch# 1343469 DEEDWARR
11/12/2025 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,257.63
20251112-0089781

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of TN
County of Sumner

The actual consideration or value, whichever is greater for this transfer is: $339,900.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 7th Day of November, 2025

_____
Notary Public
My Commission expires 08 / 01 / 2028

LINDSEY BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Justin Martinez Aranda and Marco Antonio Martinez Aranda
708 Winter Haven Ct
Antioch, TN 37013

SEND TAX BILLS TO:
Justin Martinez Aranda and Marco Antonio Martinez Aranda
708 Winter Haven Ct
Antioch, TN 37013

MAP AND PARCEL NUMBER: 15011020500

WARRANTY DEED
25NT01480

Effective the 3rd Day of Nov, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,
Clarisa Irazema Garcia and Cenaldo Garcia Vazquez, wife and husband

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Justin D Martinez Aranda, unmarried and Marco A Martinez Aranda, unmarried

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 324, on the Plan of Final P.U.D Plan, Section Four-A Towne Village of the Country, as shown on Plat of Record in Plan Book 6520, Pages 20 & 21, Register's Office, Davidson County, Reference to which is hereby made for a more complete description.

Being the same property conveyed to Clarisa Irazema Garcia and Cenaldo Garcia Vazquez, wife and husband, from Robert Cording III and Meagan Sudicky and Deborah Ann Hurt and Glenn E. Hurt, by Warranty Deed dated 03/30/2020 and recorded 04/06/2020 in Instrument No. 20200406-0036137, Register's Office of said County.

This is an improved property commonly known as: 708 Winter Haven Court, Antioch, TN 37013

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 3 day of November, 2025

C. Garcia

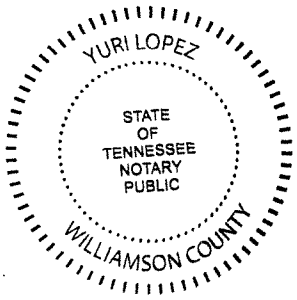
Clarisa Irazema Garcia

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Clarisa Irazema Garcia**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 9 / 21 / 26



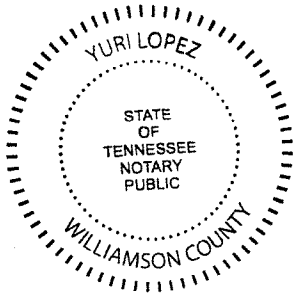
Cenaldo Garcia Vazquez
Cenaldo Garcia Vazquez

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cenaldo Garcia Vazquez**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 9/21/26



Tennessee Certification of Electronic Document

I, Debra Paulsen, 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 11/3/25 (date of document).

D Paulsen
Affiant Signature

11/10/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10th day of November 2025.

Jennifer Russell
Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

