WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2025

Notary Public

MY COMMISSION EXPIRES: 10/21/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Elvin Figueroa and Zalda Evalina Figueroa Paiz	Elvin Figueroa and Zaida Evalina Figuue Paiz	42-15-52
(NAME)	(NAME)	
239 West Marthona Road	1121 Westchester Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20251907

For and 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, **Mikaela E. Danchenko and Adrian M. Danchenko and Karen M. Danchenko, as Joint Tenants** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Elvin Figueroa and Zaida Evalina Figueroa Paiz, Joint Tenants with rights of survivorship,** 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. :

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and described as follows:

Tract 1: Being Lot Nos. 98 to 102, both inclusive, of Block B on the unrecorded Plan of Marthonna Subdivision, described according to a copy of a survey thereof made in December, 1937 by J.A. Mefford, Surveyor, as follows:
Said lots front 125 feet on the easterly side of Marthonna Road West and runs back between parallel lines 420 feet to a dead line and being 125 feet thereon; the SW corner of said group of lots is at a point 250 feet northwardly from the northeasterly corner of the intersection of Marthonna Road West and Marthonna Road South, as measured along the easterly margin of Marthonna Road West.

Tract 2: Being Lot No. 97 of Block B of the Plan of Marthonna, not of record, described according to survey made by J.A. Wafford, Surveyor, December, 1937, located in the 11th, formerly 19th Civil District of Davidson County, Tennessee, described as follows:
Said Lot No. 97 fronts 25 feet on the easterly side of Marthonna Road West, and runs back between parallel lines in an easterly direction 420 feet to a dead line, being 25 feet thereon. The SW corner of said lot is 375 feet north from the north line of Marthonna Road South as measured along the easterly side of Marthonna Road West.

BEING the same property conveyed to Mikaela E. Danchenko and Adrian M. Danchenko and wife, Karen M. Danchenko, as tenants in common with right of survivorship, by Warranty Deed from Robert W. Harwood and wife, Rhonda Harwood, dated 04/06/2023 and filed of record in Inst. No. 20230410-0025648, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 239 West Marthona Road, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 1349870 DEEDWARR
11/21/2025 02:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20251121-0093343

Witness my hand this 19th day of November, 2025

Mikaela E. Danchenko

Mikaela E. Danchenko

Adrian M. Danchenko

Karen M. Danchenko

State of Illinois)
County of DuPage)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mikaela E. Danchenko, the within named bargainor, 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.

Witness my hand, at office, this 19th day of November, 2025

Notary Public
My commission expires: 3/7/2026

OFFICIAL SEAL
HEATHER K. SPILOTRO
Notary Public - State of Illinois
My Commission Expires Mar. 7, 2026

State of _____)
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Karen M. Danchenko and Adrian M. Danchenko, the within named bargainor, 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.

Witness my hand, at office, this _____ day of _____, 20___.

Notary Public
My commission expires: _____

Witness my hand this 19th day of November, 2025

Mikaela E. Danchenko

Adrian M. Danchenko

Karen M. Danchenko

State of _____)
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mikaela E. Danchenko, the within named bargainor, 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.

Witness my hand, at office, this _____ day of _____, 20___.

Notary Public
My commission expires: _____

State of TN)
County of Putnam)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Karen M. Danchenko and Adrian M. Danchenko, the within named bargainor, 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.

Witness my hand, at office, this 19th day of November, 2025.

Notary Public
My commission expires: May 27, 2029

RUTH A. VEGA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 11-19-25 (date of document).

Affiant Signature

11-21-25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21st day of November, 2025.

Notary's Signature

My Commission Expires: 8/19/2028

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

202511210093343