WARRANTY DEED

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Maury
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4.25.29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
126 Kedron Pkwy, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Guadalupe de Jesus Sanchez Fonseca and Socorro Angulo Ruiz	New Owners	148-12-0-225.00
(NAME)	(NAME)	
2909 Weston Blvd		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Maria Isabel Huerta Cornejo, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Guadalupe de Jesus Sanchez Fonseca and Socorro Angulo Ruiz, hereinafter called the GRANTEE(S), his/her/their 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. 109 on the Plan of Hazelwood, Section 15, of record in Plat Book 4660, Page 176, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 109 fronts 66.5 feet on the northerly margin Fanning Drive and Extends back between parallel line 140.0 feet to a dead line on the rear.

Being the same property conveyed to Maria Isabel Huerta Cornejo, a single woman by Warranty Deed from Sean M. Hansen and Natalie C. Hansen, husband and wife, dated 10/22/2018, of record in Instrument No. 20181025-0106007, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1353938 DEEDWARR
12/04/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20251204-0096600

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4614 Fanning Drive, Antioch, TN 37013
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of December, 2025.

Maria Isabel Huerta Cornejo, by Arturo Paredes Huerta Jr. Attorney in Fact Date: 12/1/25

Maria Isabel Huerta Cornejo, by Arturo Paredes Huerta, Jr., Attorney in Fact

State of Tennessee
County of Maury

On this 1st day of December, 2025, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Arturo Paredes Huerta, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Maria Isabel Huerta Cornejo, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 1st day of December, 2025.

Notary Public:
My Commission Expires: 3/9/2027
(SEAL)

JOHN M. WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
126 Kedron Pkwy
Spring Hill, TN 37174

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Dec. 1, 2025.

Affiant
Date: ~~November~~ December 4, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4th day of ~~November~~ December 2025

Notary Public

My Commission Expires: 10.14.26

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY