Karen Johnson
Batch # 1356010
12/10/2025 11 16 36 AM
Fees $18 00 Taxes $1,158 10

20251210-0098175

Davidson County
DEEDWARR
3 pgs

CALLIE HODGES
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $313,000.00

Affiant

Subscribed and sworn to before me, this 9th day of December, 2025

Notary Public
My commission expires
10/30/28

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers
Gabriel Zepahua Gonzalez **Leticia Castro Santiago**	Same as new owner	**04310011600**
192 Nix Rd		
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Diane Harrison, married and Deborah Carter, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gabriel Zepahua Gonzalez and Leticia Castro Santiago, Husband and Wife

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 8, Final Plat of Mardalee Subdivision, of record in Instrument No 20020328-0038222, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property

Being the same property conveyed to Diane Harrison and Deborah Carter, by Quitclaim Deed from Dale Family Properties, LLC, dated May 29, 2025, of record in Instrument No 20250602-0043109, in the Register's Office for Davidson County, Tennessee Subject property has never been the primary residence of either Grantor nor their spouse and/or dependents

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee

This is improved (_X_) unimproved (_____) property known as 192 Nix Rd, 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 do 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 in 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

Diane Harrison Date 12/8/2025
Diane Harrison

STATE OF Georgia
COUNTY OF Floyd

Personally appeared before me, a Notary Public of said County and State, Diane Harrison, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2025

PASCHA N BURGE NOTARY EXPIRES GEORGIA 02/21/2028 PUBLIC FLOYD COUNTY

Pascha N. Burge
NOTARY PUBLIC

My Commission Expires 02/21/2028

_____ Date _____
Deborah Carter

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Diane Harrison and Deborah Carter, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this _____ day of _____, _____

_____
NOTARY PUBLIC

My Commission Expires _____

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 do 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 in 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

_____ Date._____
Diane Harrison

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Diane Harrison, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

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

_____
NOTARY PUBLIC

My Commission Expires _____

Deborah Carter Date: 12/8/2025
Deborah Carter

STATE OF South Dakota

COUNTY OF Union

Personally appeared before me, a Notary Public of said County and State, Diane Harrison and Deborah Carter, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of December, 2025

SHAY LEWIS
SEAL NOTARY PUBLIC SEAL
SOUTH DAKOTA

Shay Lewis
NOTARY PUBLIC

My Commission Expires: 10-05-2027