RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-35535-25

Karen Johnson Davidson County
Batch# 1359100 DEEDWARR
12/17/2025 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20251217-0100496

WARRANTY DEED

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of DECEMBER, 2025

NOTARY PUBLIC

My commission expires: 9/19/28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tatiane Pereira Carter 4951 Bull Run Road Ashland City, TN 37015	Same address as new owner	149-09-0-134.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY THOUSAND AND 00/100 Dollars ($270,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GUILLERMO MENA MARTINEZ**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TATIANE PEREIRA CARTER, A MARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 217 on the Plan of Section I, Barclay Square, of record in Book 4460, Page 141, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Guillermo Mena Martinez from Metropolitan Development and Housing Agency by Warranty Deed dated October 10, 2012, and recorded October 25, 2012, in Instrument Number 20121025-0097812, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 4709 Apollo Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 12th day of December, 2025

GRANTOR(S)

Guillermo Mena Martinez, by Maria I. Martinez, his attorney in fact

Guillermo Mena Martinez by Maria Irma Martinez,
his Attorney-In-Fact

STATE OF CALIFORNIA
COUNTY OF ORANGE

On this 12th day of DEC, 2025, before me personally appeared Maria Irma Martinez, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Guillermo Mena Martinez as per a Power of Attorney recorded in Instrument Number 20250414-0028017, acknowledged that such person executed the same as the free act and deed of Guillermo Mena Martinez.

WITNESS my hand and seal, this the 12th day of DEC, 2025.

ANH T LE
COMM. # 2465301
ORANGE COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
OCTOBER 04, 2027

Notary Public

ANH T. LE
Printed Notary Name

My commission expires: 10/4/27

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 12/12/2025 (date of document).

Jennifer L Pennell

12/12/2025
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 12/12, 2025.

Heidi Rae Berryhill
Notary's Signature

My Commission Expires: _____

Notary's Seal

