THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39009-12-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Emilly Wolson Affiant Subscribed and sworn to before me this 15th day of December, 2025. Notary Public My Commission Expires: 6/20/29

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

WARRANTY DEED

Address New Owner: Francisco Martinez 712 Brushy Ridge Drive LaVergne, TN 37086	**Send Tax Bills To:** Francisco Martinez 712 Brushy Ridge Drive LaVergne, TN 37086	**Tax Information:** Map and Parcel No.: 137040B02000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessica McDaniel, unmarried, f/k/a Jessica Demonbreun** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Francisco Martinez, a married man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 2248 Arbor Pointe Way, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1359959 DEEDWARR
12/19/2025 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $462.50
20251219-0100877

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of December, 2025.

Jessica McDaniel, unmarried, f/k/a Jessica Demonbreun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica McDaniel, f/k/a Jessica Demonbreun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2025.

Notary Public

My Commission Expires:

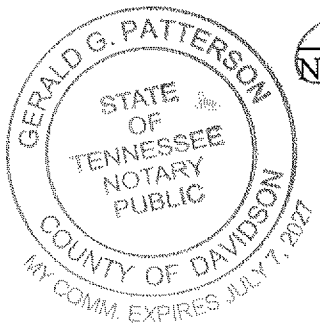

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Arbor Crest Subdivision, as of record in Instrument No. 20071129-0138522, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jessica Demonbreun by deed dated November 23, 2016 from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, of record in Instrument No. 20161129-0124947, Register's Office for Davidson County, Tennessee. Jessica Demonbreun having since married and is now known as Jessica McDaniel. Jessica McDaniel, a/k/a Jessica Marie McDaniel, having since divorced by virtue of Final Decree of Divorce entered in Docket No. 24D720 in the Third Circuit Court of Davidson County, Tennessee.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Arbor Crest of record in Instrument No. 20081201-0116546 as amended in Instrument No. 20150122-0006403, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20071129-0138522, Register's Office for Davidson County, Tennessee.
4. Deed of Conveyance for water and sewage of record in Book 7542, page 445, Register's Office for Davidson County, Tennessee.
5. Declaration of Easement of record in Book 6950, page 666, Register's Office for Davidson County, Tennessee.
6. Dedication of Easement & Maintenance Agreement for sewage pumps, service lines, ingress/egress and appurtenances "Arbor Crest STEP/STEG System" in Instrument No. 20151027-0109241, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 6840, page 625 and Instrument No. 20081201-0116546, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Emma Howard, 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 12/15/2025 (date of document).

Affiant Signature

12/15/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15 day of December, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL

202512190100877