STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2026.

Notary Public
MY COMMISSION EXPIRES: 1/25/26
File No. 25-24672

Karen Johnson Davidson County
Batch# 1369483 DEEDWARR
01/13/2026 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260113-0003209



25NT0117599

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Luis A. Gomez Pi and Vanesa Dominguez Martinez	New Owner	34-9-148
(NAME)	(NAME)	
(STREET ADDRESS)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Edwin G. O'Brien, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luis A. Gomez Pi, an unmarried man, and Vanesa Dominguez Martinez, an unmarried woman**, 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:

Being Lot No.12 on the Plan of Gateway Subdivision, Section 2, of record in Book 3300, Page 81, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edwin G. O'Brien and wife, Sharon D. O'Brien by Deed dated October 17, 1991 from Associates Financial Services Co of TN, recorded October 21, 1991, in Book 8467, Page 550, in the Registers Office of Davidson County, Tennessee. Sharon D. O'Brien having since died on February 1, 2000, thereby vesting the subject property in Edwin G. O'Brien as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 405 Melissa Ct, Goodlettsville, TN 37072.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 9th day of January, 2026.

Edwin G. O'Brien

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 9th day of January, 2026, before me personally appeared Edwin G. O'Brien, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of January, 2026.

Preston D Matthews

Notary Signature
My commission expires: 5/21/29

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 Jan 9, 2026 (date of document).

Affiant Signature

Jan 9, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th of January, 2026.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26