Karen Johnson Davidson County
Batch# 1376785 DEEDWARR
02/05/2026 03:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20260205-0008513

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-5-2028
(AFFIX SEAL)

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
J. Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No.: 2025.0186

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Maria O. Morente Rosales	New Owner	052 06 0 063.00
(NAME)	(NAME)	
709 Florence Circle		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Five Thousand And No/100 Dollars ($345,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARIA D. DIAZ GARCIA, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIA O. MORENTE ROSALES, 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:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 709 Florence Circle, Madison, TN 37115
(House No.) (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 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. 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.

Witness our hands this 30 day of January, 2026.

Maria D Diaz Garcia
Maria D. Diaz Garcia

ALFONSO VARGAS URDIERA
Alfonso Vargas Urdiera

The said Alfonso Vargas Urdiera, spouse of Maria D. Diaz Garcia, is conveying any and all marital interest he may have in the subject property.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, Maria D. Diaz Garcia and Alfonso Vargas Urdiera, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office this 30 day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 2/27/29

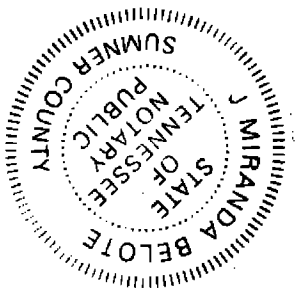


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Madison Heights, Section 1, of record in Book 1424, Page 6, Register's Office for said County.

Said Plan shows Lot No. 22 fronts 100 feet on the easterly margin of Florence Circle (formerly Florence Avenue) and extends back 420 feet on the southerly line and 410 feet on the northerly line to a line in the rear measuring 100.6 feet thereon.

Being the same property conveyed to Maria D. Diaz Garcia, a married woman by Warranty Deed from Alex Morales and Luz Morales, husband and wife, dated August 21, 2023 and recorded August 23, 2023 in Instrument No. 20230823-0065941, Register's Office for Davidson County, Tennessee.

The said Alfonso Vargas Urdiera, spouse of Maria D. Diaz Garcia, is conveying any and all marital interest he may have in the subject property.

Commonly known as 709 Florence Circle, Madison, TN 37115

Certificate of Authenticity

I, Holly A Mann, 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 1/30/26.

Affiant Signature

1/30/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 30 day of January, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028