WARRANTY DEED

Karen Johnson Davidson County
Batch# 1377106 DEEDWARR
02/06/2026 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260206-0008888

STATE OF TN
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 2/3/2026

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/30/29

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B
Pleasant View, TN 37146
File # 1131-26LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Margarito Resendiz Martinez and Jonni Ochoa Vargas	SAME	039-00-0-267
5176 Clarksville Highway		
Nashville, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Keeley Scott, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margarito Resendiz Martinez, a single man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

A Tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by James L. Terry, Surveyor, dated August 21, 1987, as follows: Beginning at an iron pin by a power pole in the Northeasterly right-of-way of U.S. Highway 41-A (Clarksville

Highway), said point being 85 feet Southeast of the extended centerline of Stenberg Road (extended to the Northeast edge of the right-of-way of U.S. Highway 41-A (Clarksville Highway); thence North 47 degrees, 23 minutes, 48 seconds East 214.27 feet to an iron pin; thence South 43 degrees, 25 minutes East 265.44 feet to an iron pin; thence South 45 degrees, 00 minutes west 214.27 feet to an iron pin in the Northeasterly right-of-way of U.S. Highway 41-A (Clarksville Highway); thence North 43 degrees, 25 minutes, 42 seconds West 274.41 feet to the point of beginning and containing 1.33 acres more or less.

Being the same property conveyed to Keeley E. Scott, unmarried, by Deed from David J. Pulley and wife, Sherry L. Pulley, dated 03/12/1992 and recorded on 03/17/1992, of record in Deed Book 8576, Page 592, of the Public Records of Davidson County, Tennessee.

This is property known as 5176 Clarksville Highway Nashville, TN 37189

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) 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 GRANTEE(S), 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 my hand on 1/30/26.

Keeley E. Scott

Keeley Scott

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Keeley Scott, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 1/30/26.

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC
My Commission Expires: 7/25/26

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 (date of document).

Affiant Signature

2/3/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3rd day of ~~January~~ February 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

