Karen Johnson Davidson County
Batch# 1377235 DEEDWARR
02/09/2026 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,515.15
20260209-0009033

WARRANTY DEED

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of January, 2026

Notary Public

MY COMMISSION EXPIRES: 10-25-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Luis Valencia Martinez and Josefina Valencia Espinoza	Luis Valencia Martinez and Josefina Valencia Espinoza	15-238
(NAME)	(NAME)	
2714 Morgan Road	2714 Morgan Road	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260024

For and 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 hereby acknowledged, I/we, **Patricia S. Galbreath, single** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Luis Valencia Martinez and Josefina Valencia Espinoza, a Married Couple**, herein 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. :

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 1 on the plan of Duke Subdivision, of record in Book 6200, page 491, as revised in Book 6200, page 500, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Patricia S. Galbreath, single, by Quitclaim Deed from Harvey E. Owens III, single, dated 08/27/2019 and filed of record in Inst. No. 20190904-0089249 and corrected in Inst. No. 20190905-0089673, Register's Office for Davidson County, Tennessee. See Muniment of Title of record in Docket No. 19P-483 in the 7th Circuit Court for Davidson County, TN Probate Division.

Unimproved ☐

This is improved ☒ property, known as 2714 Morgan Road, Joelton, TN 37080
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29 day of January, 2026.

Patricia S. Galbreath

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State,Patricia S. Galbreath, 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 29 day of January, 2026.

Notary Public

My commission expires: 3/21/29

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, JUSTIN FOSTER 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 1-29-26 (date of document).

Affiant Signature

1-29-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 of Jan, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027