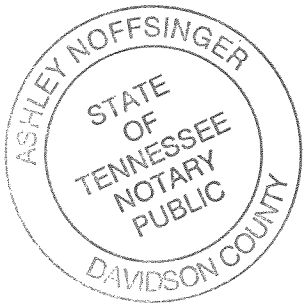
Karen Johnson Davidson County
Batch# 1380753 DEEDWARR
02/13/2026 12:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20260213-0011756

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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: 5-3-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1934

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Rochelle Pellicer	Rochelle Pellicer	052-02-0-173.00
(NAME)	(NAME)	
606 Blackstone Ave.	606 Blackstone Ave.	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DUARTES PROPERTIES GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROCHELLE PELLICER, single person,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 44 of Block "A" on the Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof

Being the same property conveyed to Duartes Properties Group LLC, a Tennessee Limited Liability Company by Warranty Deed from Amanda L. McNeil, an Unmarried Woman of record in Instrument No. 20240813-0061070, Register's Office for Davidson County, Tennessee, dated August 06, 2024 and recorded on August 13, 2024.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.
Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☑ property, known as 606 Blackstone Ave., 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 successors 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.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]

Witness our hands this 2nd day of February, 2024.

Duartes Properties Group LLC, a Tennessee limited liability company

BY: Diego Duarte Medina
Diego Duarte Medina

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Diego Duarte Medina, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself [*herself*] to be the Manager of Duartes Properties Group, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company, and that [*s*]he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself [*herself*] as Manager.

Witness my hand and seal, this 2nd day of February, 2024.

Notary Public

Amelia Swanson
State of Tennessee Notary Public
Williamson County

My Commission Expires: 3-23-27

True Copy Certification

I, ~~Yvette Meldrum,~~ 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 _____, 2_____.

Affiant Signature _____

_____, 2_____

State of Tennessee
County of Williamson

Sworn to and subscribed before me this _____ of _____ 2_____.

_____
Notary's Signature

MY COMMISSION EXPIRES: _____

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 2/12/26.

Affiant
Date: 2/12/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 12th day of February, 2026

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK