Karen Johnson Davidson County
Batch# 1382851 DEEDWARR
02/19/2026 12:35:30 PM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20260219-0013318

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-26-166

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~12th~~ 19th day of February, 2026

Notary Public

Commission Expires: 01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ff

Address of New Owner	Send Tax Bills To:	Map & Parcel
Linda Julieta Quevedo Roca and Maykoor Rene Garcia Montufar 1440 Pawnee Trl Madison, TN 37115	New Owner	063-02-0-125.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Allison Zemaitis and Tori Caplenor, spouses married to each other

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linda Julieta Quevedo Roca and Maykoor Rene Garcia Montufar, wife and husband

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:

A certain tract of real estate in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee being Lot No. 1, Final Plat of the M. R. Stokes, Subdivision No. 1, of record in Plat Instrument No. 20030203-0014464, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Allison Zemaitis and Tori Caplenor, spouses married

Instrument No. 20230905-0069483 Register's Office for Davidson County, Tennessee, dated August 31, 2023 and recorded on September 05, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 1440 Pawnee Trl, Madison, TN 37115

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 so 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.

Dated this the 12th day of February, 2026.

Allison Zemaitis

Tori Caplenor

STATE OF TENNESSEE

COUNTY OF Wilson

Tori caplenor @

On this 12th day of February, 2026, before me personally appeared ~~Allison Zem~~aitis 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 12th day of February, 2026.

Notary Signature

My commission expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

WARRANTY DEED

Instrument No. 20230905-0069483 Register's Office for Davidson County, Tennessee, dated August 31, 2023 and recorded on September 05, 2023.

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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 so 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.

Dated this the 12th day of February, 2026.

Allison Zemaitis

Tori Caplenor

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of February, 2026, before me personally appeared Allison Zemaitis 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 12th day of February, 2026.

Jacqueline G Brown

Notary Signature

My commission expires: 11-5-29

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/13/26 (date of document).

Jennifer Russell
Affiant Signature

2/19/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of February 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

