WARRANTY DEED

Karen Johnson Davidson County
Batch# 1392719 DEEDWARR
03/13/2026 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $971.81
20260313-0020283

File #26-TC-4002-B

(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires: 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,650.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: 3-20-28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marco Antonio Segovia Martinez and Blasa Lara Granados	**Lending Hand Mortgage, LLC**	
(NAME)	(NAME)	
4588 Sulphur Creek Road	**510 Lentz Drive**	**069 04 0 014.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Madison, TN 37115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

MYNOR RUBY MOLINA CARRANZA, A MARRIED PERSON, AND ROSANA BENITEZ GUIDO, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MARCO ANTONIO SEGOVIA MARTINEZ, **AND BLASA LARA GRANADOS,** husband and wife

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 32 or Block CC on the REVISED MAP OF FAIRVIEW SUBDIVISION, of record in Plat Book 1130, Page 54, Register's Office for said County.

Said Lot Number 32 or Block CC fronts 100.17 feet on the Easterly margin of Cedar Circle and runs back 264.3 feet on the Southerly hue and 270 feet on the Northerly line to a line in the rear measuring 100 feet thereof.

Being the same property conveyed to Mynor Ruby Molina Carranza and Rosana Benitez, Husband and Wife, by Warranty Deed from Jose Alcides Jimenez, an unmarried man, of record in Instrument No. 20220914-0102421, in the Register's Office of Duval County, Tennessee, dated August 31, 2022, and recorded on September 14, 2022.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED MAP OF FAIRVIEW SUBDIVISION, as recorded in Plat Book 1130, Page(s) 54.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Book 3902, Page 725.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4002 Cedar Circle, Nashville, TN 37218**.

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), their heirs and assigns forever; and we do covenant with 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 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 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/our hand(s) this the 12th day of March, 2026.

Mynor Molina
Mynor Ruby Molina Carranza

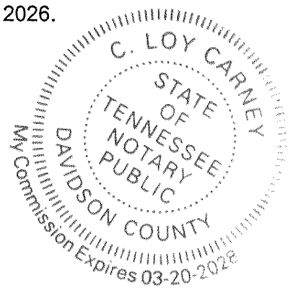
Rosana Benitez
Rosana Benitez Guido

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2026, before me personally appeared Mynor Ruby Molina Carranza, 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 March, 2026.

C. Loy Carney
Notary Signature
My commission expires:

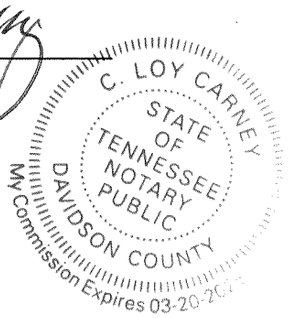


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2026, before me personally appeared Rosana Benitez Guido, 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 March, 2026.

C. Loy Carney
Notary Signature
My commission expires:



True Copy Certification

I, **Denise Woods,** 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 this the 12 day of March, 2026.

Denise Woods
Affiant Signature
Date 3-12-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of March, 2026.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

