Karen Johnson Davidson County
Batch# 1396552 DEEDWARR
03/24/2026 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20260324-0023319

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-38174-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of March, 2026

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Marco Gomez and Edgar Ontiveros [redacted] Murfreesboro, TN 37129 **3724 Valley Ridge Dr, Nashville, TN 37211**	Same address as new owner	133-11-0-158.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND 00/100 Dollars ($200,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DONALD MENCHISE, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARCO GOMEZ, A MARRIED MAN AND EDGAR ONTIVEROS, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Section Two, Valley View Meadows, of record in Book 3600, Page 60, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald N. Menchise and wife, Mary Ann Menchise from Donald Eugene Randgaard and wife, Ruth Irene Randgaard by deed dated May 31, 1974, and recorded June 11, 1974, in Book 4823, Page 755, said Register's Office. Also being the same property title to which vested in Donald N. Menchise, upon the death of his wife, Mary Ann Menchise, by reason of their tenancy by the entirety. Mary Ann Menchise died in 1996.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 3724 Valley Ridge Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 17th day of March, 2026

~~GRANTOR(S)~~ Donald Menchise

Donald Menchise

STATE OF ~~TENNESSEE~~ NEW YORK (KE)
COUNTY OF Suffolk

Personally appeared before me, a Notary Public, Donald Menchise, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of March, 2026.

Notary Public

Kiana J Espinal

Printed Notary Name

My commission expires: 11/28/2026

KIANA J ESPINAL
Notary Public, State of New York
No. 01ES6444527
Qualified in Suffolk County
My Commission Expires 11/28/2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 17, 26 (date of document).

Jennifer Pennell

March 24, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 24, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal