Karen Johnson Davidson County
Batch# 1400095 DEEDWARR
04/01/2026 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $943.13
20260401-0025806

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $254,900.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF March, 2026.

April Sumrud
Notary Public

MY COMMISSION EXPIRES: 12/19/28

(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Edgar S. Alvarado and Yadira Martinez Vazquez	SWBC Mortgage Corp.	043-13-0-192.00
(NAME) 306 Maple Street	(NAME) 9311 San Pedro #100	
(ADDRESS) Madison, TN 37115	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Diana Roberto A/K/A Diana Roberto Santana, unmarried, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Edgar S. Alvarado Alvarado, and Yadira Martinez Vazquez, husband and wife , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 and the easterly part of Lot No. 1 of Block "G" on the Plan of Forrest Park Subdivision of record in Plat Book 843, page 44, said Register's Office.

Said Lots adjoin and front together 56.4 feet, more or less, on the southerly side of Maple Street and runs back 195 feet on the east lot line and 184 feet, more or less, on the west lot line to a line in the rear which measures 55 feet thereon.

Being the same property conveyed to Diana Roberto Santana, unmarried by Warranty Deed from Valorie White and Kathleen Neal of record in Instrument No. 20051227-0154184 Register's Office for Davidson County, Tennessee, dated December 07, 2005 and recorded on December 27, 2005.

Diana Roberto and Diana Roberto Santana being one in the same.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 306 Maple Street, Madison, TN 37115

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25 day of March, 2026.

Diana Roberto

STATE OF TENNESSEE
COUNTY OF Williamson

On this 25 day of March, 2026, before me personally appeared Diana Roberto, 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 25 day of March, 2026.

Notary Signature
My commission expires: Martha Bejarano

MARTHA BEJARANO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 25. 2026

Affiant Signature

31st day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028