Karen Johnson Davidson County
Batch# 1401708 DEEDWARR
04/06/2026 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20260406-0027185

WARRANTY DEED

JADE FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

B. Cobos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2026.

Jade Floyd
Notary Public

MY COMMISSION EXPIRES: 05/16/2027
(AFFIX SEAL)

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

File No.: 2026-0282

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michel J. Guaramato Cobos and Barbara M Munoz Morillo	Michel J. Guaramato Cobos and Barbara M Munoz Morillo	062-02-0A-138.00-CO
(NAME)	(NAME)	
2836 Steamboat Drive	2836 Steamboat Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty-Five Thousand And No/100 Dollars ($335,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JESSICA L. MARTINEZ AND ABRAHAM MARTINEZ, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHEL J. GUARAMATO COBOS AND BARBARA M MUNOZ MORILLO, HUSBAND AND WIFE,** 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. 138 on the Plan of River Trace Estates, Phase 1, Section II, of record in Plat Book 6900, page 158 and 159 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Jessica Colburn, now Jessica Martinez, a married woman, by Warranty Deed from John C. Hobbs, an unmarried man of record in Instrument No. 20190122-0006172, Register's Office for Davidson County, Tennessee, dated January 18, 2019 and recorded on January 22, 2019. Abraham Martinez joins in this conveyance for the purpose of conveying any right, title or interest he may have by virtue of marriage.

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 2026, 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 2836 Steamboat Drive, Nashville, TN 37214
(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 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.

[REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK]

Witness our hands this 31st day of March, 2026.

Jessica L. Martinez

Abraham Martinez

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessica L. Martinez and Abraham Martinez, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March 2026.

Notary Public
My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

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 March 31, 2026.

Affiant Signature

March 31, 2026

State of Tennessee
County of Williamson

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

JADE FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 05/14/2027