Name and Address of New Owner:
Concepcion Guatemala
832 Richards Rd.
Nashville, TN 37013

Send Tax Bills To:
Concepcion Guatemala
832 Richards Rd.
Nashville, TN 37013

This Instrument Prepared By:
Priority Title LLC
239 Veterans Pkwy, Ste B
Murfreesboro, TN 37128

Map & Parcel No: 148-12-0-126.00

Karen Johnson Davidson County
Batch# 1402151 DEEDWARR
04/06/2026 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $965.70
20260406-0027363

WARRANTY DEED

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, **Veronica Mendoza, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Concepcion Guatemala, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All that piece, parcel or lot of land situate, lying and being in Davidson County, Tennessee, and known as Lot No. 136 on the Plan of Hazelwood Subdivision, Section 3, recorded in Book 3842, Page 23 of the Davidson County, Register of Deeds Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sergio M. Mendoza and wife, Veronica Mendoza by Special Warranty Deed from Beneficial Tennessee, Inc of record in Instrument No. 20040622-0073437 Register's Office for Davidson County, Tennessee, dated June 16, 2004 and recorded on June 22, 2004.

The said Sergio M. Mendoza having since died on November 8, 2016 leaving Veronica Mendoza as the surviving tenant by the entirety.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that she 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 30th day of March, 2026.

(SEAL)
Veronica Mendoza

STATE OF Illinois
COUNTY OF Cook

On this 30th day of March, 2026, before me personally appeared Veronica Mendoza, 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 30th day of March, 2026.

Official Seal
MARIA I MARTINEZ
Notary Public, State of Illinois
Commission No. 847718
My Commission Expires November 22, 2028

Notary Signature
My commission expires: 11-22-2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 261,000 ~~$265,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BH

AFFIANT

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 30th day of March, 2026.

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Signature
My commission expires: 8/1/2029

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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.

J. Carlton Drumwright

March 31, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 31, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY