Karen Johnson Davidson County
Batch# 1404955 DEEDWARR
04/14/2026 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20260414-0030109

Name and Address of New Owner:
Ailin Palomino Martinez
4816 Terragon Trl
Antioch, TN 37013

Send Tax Bills To:
Guaranteed Rate, Inc.
3940 Ravenswood Ave,
Chicago, IL 60613

This Instrument Prepared By:
Mason Lillie powered by Bell Land
231 Public Square, Ste 220
Franklin, TN 37064
File No.: ML-26-168

Map & Parcel No: 148 08 0 189.00

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 $302,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

Sworn to and subscribed before me this 10th day of April, 2026.

Notary Signature
My commission expires: August 8, 2028

LINDSEY BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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, **Cesar Eduard Hernandez Lira, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ailin Palomino Martinez, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of SECTION NINE, TERRAGON TRAILS, of record in Plat Book 5200, Page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cesar Eduardo Hernandez Lira, Married, by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20250926-0076822, in the Register's Office of Davidson County, Tennessee, dated September 25, 2025, and recorded on September 26, 2025.

This property more commonly known as 4816 Terragon Trl, Antioch, TN 37013

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A § 26-2-301, et seq., or other similar statute.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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 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 10th day of April, 2026.

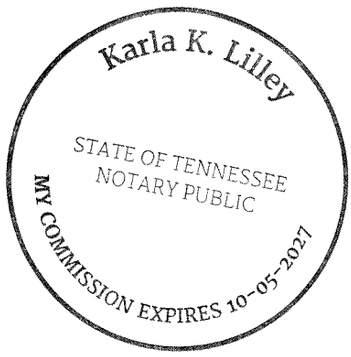
_____(SEAL)
Cesar Eduard Hernandez Lira

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of April, 2026, before me personally appeared Cesar Eduard Hernandez Lira, 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 10th day of April, 2026.

_____
Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/10/26 (date of document).

Jennifer Russell
Affiant Signature

4/13/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

