Karen Johnson Davidson County
Batch# 1405078 DEEDWARR
04/14/2026 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,088.65
20260414-0030260

WARRANTY DEED

CARDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $564,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10 day of April, 2026.

(Affix Seal) Notary Public

My Commission Expires: 1-22-29

2026-03-3931

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Maria Guadalupe Martinez 2004 Notchleaf Road Antioch, TN 37013	NEW OWNER	Map/Parcel 182-15-0B-185.00-C

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kendra Taylor and Donkor Taylor, wife and husband**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Maria Guadalupe Martinez, a married woman**, hereinafter called the GRANTEE, her heirs and assigns, that 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. 185, on the plan of Final Plat Clover Glen, Phase 4, as shown on plat of record in Instrument 20190718-0070553, Register's Office for Davidson County, reference to which is hereby made for a more complete description

Being the same property conveyed to Donkor Taylor and Kendra Taylor, husband and wife by Special Warranty Deed from Meritage Homes of Tennessee Inc., an Arizona corporation of record in Instrument No. 20220701-0076879 Register's Office for Davidson County, Tennessee, dated June 22, 2022 and recorded on July 01, 2022.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2004 Notchleaf Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 10 day April, 2026.

Kendra Taylor

Donkor Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7 day of April, 2026, before me personally appeared Kendra Taylor and Donkor Taylor, 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 7 day of April, 2026.

Notary Signature
My commission expires:



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 April 10, 2026.

J. Carlton Drumwright

April 10, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 10, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY