Karen Johnson Davidson County
Batch# 1405866 DEEDWARR
04/15/2026 12:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20260415-0030834

Name and Address of New Owner:
Concepcion Guatemala
240 Coleridge Ct.
Antioch, TN 37013
Send Tax Bills To:
Concepcion Guatemala
240 Coleridge Ct
Antioch, TN 37013
This Instrument Prepared By:
Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

Map & Parcel No: 148-16-0-008.00

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:

Being Lot No. 208 on the plan of Debra Heights, Section II, of record in Book 3700, page 39, as amended by Instrument of record in Book 4010, page 181, Register's Office for said County- According to the amended plan. Lot No. 208 is described as follows:

Beginning at a point in the West margin of McBride Road, at the corner of Lots 208 and 209; thence Southerly along a slight curve in McBride Road. 102.83 feet to a monument; thence around a curve in a Southwesterly direction, 39.27 feet to a monument in the North margin of Reeves Road; thence West with said Road 112.72 feet to a monument: thence along the rear line of said lot, North 77.35 feet to the common new corner of Lots 208 and 209; thence Easterly with the new line of said lots, 124.19 feet to the beginning.

Being the same property conveyed to Sergio Mendoza and Veronica Mendoza by Special Warranty Deed from GMAC Mortgage, LLC of record in Instrument No. 20100927-0076518 Register's Office for Davidson County, Tennessee, dated September 20, 2010 and recorded on September 27, 2010.

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 13th day of April, 2026.

_____(SEAL)
Veronica Mendoza

STATE OF Illinois
COUNTY OF Cook

On this 13th day of April, 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 13th day of April, 2026.

_____
Notary Signature
My commission expires: 11-22-2028

Official Seal
MARIA I MARTINEZ
Notary Public, State of Illinois
Commission No. 847718
My Commission Expires November 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 $280,000.00, 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 Sumner

Sworn to and subscribed before me this 14th day of April, 2026.

Notary Signature
My commission expires:

REBECCAH S. HARTMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 13, 2026.

J. Carlton Drumwright

April 13, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 13, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY