Karen Johnson Davidson County
Batch# 1407518 DEEDWARR
04/16/2026 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260416-0031428

This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite #100
Clarksville, TN 37043
File Number: 10-7014-TM

Aff. No.: 4141

STATE OF Puerto Rico
COUNTY OF San Juan

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of April, 2026.

Michelle E. Perillo
Notary Public
My Commission Expires: Permanent
RUA: 20305

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matt J. Martin 100 Calle Del Muelle, 2506 San Juan, PR 00901 Puerto Rico	Freedom Mortgage Corporation 401 Route 73 North, 30 Lake Center Executive Park, #110 Marlton, NJ 08053	043 12 0 073.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Travis Kizer, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Matt J. Martin, a single man** (individually and/or collectively, "Grantee"), 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. 2, on the Plan of the FINAL PLAT FOR THE RESUBDIVISION OF LOT 15 ON THE PLAN OF THE SUBDIVISION OF PART OF TRACTS 6, 7, & 8, ANDERSON ESTATES, of record in Instrument No. 20200623-0067825, 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 Travis Kizer, single man, by Warranty Deed from Martin M. Aguilar and Maribel Del Carmen Rivera, husband and wife, of record in Instrument No. 20220103-0000581, in the Register's Office of Davidson County, Tennessee, dated December 17, 2021, and recorded on January 03, 2022.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **145 Rio Vista Drive, Madison, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2026

GRANTOR:

X Travis Kizer
Travis Kizer

STATE OF GEORGIA
COUNTY OF Clarke

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Travis Kizer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of April, 2026.

Harold Waters Jr.
Notary Public
My Commission expires: 5/27/2029

HAROLD WATERS, JR.
Notary Public, Georgia
Clarke County
My Commission Expires
May 27, 2029

202604160031428

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 14, 2026**.

Affiant Signature

04/16/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 16, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

