Karen Johnson Davidson County
Batch# 1424596 DEEDWARR
05/22/2026 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260522-0046984

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $365,000.00 Amanda Shaw Affiant Subscribed and sworn to before me, this 18TH day of MAY, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Brian Gomez **Maria Adalgiza Jesus de Gomez**	GUARANTEED RATE, INC.	**176050B05500CO**
121 Fireflight Ct	3940 N RAVENSWOOD AVE, STE W	
Antioch, TN 37013	CHICAGO, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Maria Magdalena Mendez Diaz, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Gomez, a single man, and Maria Adalgiza De Jesus De Gomez, a single woman, as joint tenants with right of survivorship
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 150, Plan of Hickory Woods Estates, Section C, of record in Book 6900, Page 885, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Angel Gomez and wife, Maria Magdalena Mendez Diaz, by Quitclaim Deed from Angel Gomez, dated March 16, 2026, of record in Instrument No. 20260316-0020669, in the Register's Office for Davidson County, Tennessee. Angel Gomez died on March 31, 2026, leaving Maria Magdalena Mendez Diaz as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA Rules and Regulations of record in Instrument No. 20010614-0062709, Instrument No. 20011015-0111957, & Instrument No. 20031010-0150800, said Register's Office.

HOA Architectural Review Guidelines of record in Instrument No. 20010614-0062710, said Register's Office.

Easement to TVA in Book 86, Page 429, Chancery Court for Davidson County, TN.

Right of Way Agreement to Nashville Gas Company of record in Book 5897, Page 209, said Register's Office.

Sewer Easement of record in Book 4435, Page 20, said Register's Office.

Sanitary Sewer and Storm Drainage Easement of record in Book 6952, Page 830, said Rgeister's Office.

Ingress and Egress Easement of record in Book 4725, Page 961, said Register's Office.

Sanitary Sewer and Storm Drainage Easement of record in Book 7145, Page 614 & 618, said Register's Office.

Right of Gractor to Accesss water, sewer, and gas utilities reserved in Deed Book 7224, Page 642, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 121 Fireflight Ct, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and 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 GRANTEES, their heirs 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.

Maria Magdalena Mendez Diaz Date: 5/15/26
Maria Magdalena Mendez Diaz

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Maria Magdalena Mendez Diaz, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May 2026, _____.

NOTARY PUBLIC

My Commission Expires: 3/4/30

CHINA HENDRIX
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/4/30
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 15. 2026

Affiant Signature

22nd day of May, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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