Karen Johnson Davidson County
Batch# 1425465 DEEDWARR
05/27/2026 10:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20260527-0048021

RECORDING INFO	STATE OF Tennessee) COUNTY OF Robertson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $425,000.00. Affiant Sworn to and subscribed before me this 20th day of May, 20 26 Notary Public My Commission Expires:
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

LORI KELLAM NOTARY PUBLIC TENNESSEE My Comm Exp. August 19, 2029 COUNTY OF ROBERTSON

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Ana Martinez and Abraham Martinez 204 Fannin Drive Goodlettsville, TN 37072	New Owner(s)	018-12-0-019.00

THIS GENERAL WARRANTY DEED is made and effective as of the 20th day of May, 2026 (the "***Effective Date***"), by and between:

LINDA MILLER, AN UNMARRIED WOMAN ("***Grantor***"); and

ANA KAREN MARTINEZ AND ABRAHAM MARTINEZ, BOTH UNMARRIED ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Mansker Heights, Goodlettsville, Tennessee, as of record in Plat Book 2900, page 30, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete

and accurate description of said lot.

Being the same property conveyed to Donald Lester Miller and wife Dorothy H. Miller by Warranty Deed from Mark Richmond and wife Katherine Richmond of record in Book 3219, Page 145, Register's Office for Davidson County, Tennessee, dated April 12, 1961 and recorded on April 14, 1961. Dorothy H. Miller having since died, leaving Donald Lester Miller as surviving tenant by the entirety. Also being the same property conveyed to Donald Lester Miller and wife Linda Miller by Quit Claim Deed from Donald Lester Miller of record in Instrument No. 20101117-0091994 Register's Office for Davidson County, Tennessee, dated November 17, 2010 and recorded on November 17, 2010. The said Donald Lester Miller deceased on or about January 9, 2013 leaving Linda Miller as the surviving tenant by the entirety.

The said Donald Lester Miller was also known as Donald L. Miller.
The said Linda Miller is also known as Linda J. Miller and Linda Jean Miller.

THIS INSTRUMENT IS BEING EXECUTED PURSUANT TO A POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20260508-0041600, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property commonly known as 204 Fannin Drive, Goodlettsville, TN 37072.

This conveyance is being made subject to (i) taxes for the year 2026, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. All matters shown on the Plan of record in Plat Book 2900, Page 10, Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4805, Page 831, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Linda Miller by Lisa Mays Millman f/k/a Lisa Ann Stickel her Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, LISA MAYS MILLMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and to be the person who executed the foregoing instrument as Attorney-in-Fact on behalf of LINDA MILLER, and acknowledged that she executed the same as the free act and deed of the said LINDA MILLER.

Witness my hand, at office, this 20 day of May, 2026.

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027

Notary Public

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Lori Keller, 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 20, 2026.

Lori Keller

5-20-2026
Date

State of Tennessee
County of Robertson

Sworn to and subscribed before me this 20th day of May, 2026.

Notary's Signature
My Commission Expires: _____

Notary's Seal

KIM DEBERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 23, 2027
COUNTY OF ROBERTSON