Karen Johnson Davidson County
Batch# 1426522 DEEDWARR
05/29/2026 08:35:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20260529-0048582

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
ForthRight Title, LLC
116 Maple Row Boulevard
Hendersonville, TN 37075
File No. 26-1152

Name and Address of New Owner:
Mario Israel Magana Miron and Hilarion De Jesus Magana Tronco
921 Roosevelt Ave
Madison, TN 37115-3046

Send Tax Bills To:
Mario Israel Magana Miron and Hilarion De Jesus Magana Tronco
921 Roosevelt Ave
Madison, TN 37115-3046

Map & Parcel No: 043 11 0 051.00

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, **Kristin N. Norton, an unmarried woman** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mario Israel Magana Miron and Hilarion De Jesus Magana Tronco, joint tenants with right of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of ARCHWOOD ACRES, SECTION 2, as of record in Plat Book 2331, Page 12, Register's Office for said County. Said Lot No. 21 fronts 154.71 feet on the Northerly side of Roosevelt Avenue, and extends back 200 feet on the Easterly line and 339.15 feet on the Westerly line, to a dead line measuring 200 feet thereon.

Being the same property conveyed to Kristin N. Norton, an unmarried woman, by Warranty Deed from Billie J. Morrow, an unmarried woman, of record in Instrument No. 20190318-0024407, in the Register's Office of Davidson County, Tennessee, dated March 15, 2019 and recorded on March 18, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: **921 Roosevelt Ave, Madison, TN 37115-3046**

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 it 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 27th of May, 2026.

Kristin N. Norton (SEAL)
Kristin N. Norton

_____ (SEAL)

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me the undersigned, a Notary Public in and for said State and County, **Kristin N. Norton, an unmarried woman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 27th of May, 2026.

Notary Signature
My commission expires: 5/23/28

CELESTINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES MAY 23, 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 **$315,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristin N Merton
Affiant

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this the 27th of May, 2026.

Notary Signature
My commission expires: 5/23/28

CELESTINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES MAY 23 2028

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on May 27, 2026.

Tracey Perry
Signature

Date: 5-28-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 28th day of May, 2026

Notary Public

My commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

SEAL