Karen Johnson Davidson County
Batch# 1438147 DEEDWARR
06/25/2026 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260625-0057406

This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite #100
Clarksville, TN 37043
File Number: 10-9254-TM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2026.

JANE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ruben Rosas Martinez PO Box 1414 Columbia, TN 37301	New Owner	072 02 0 085.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Sandra L. Pope, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Ruben Rosas Martinez, a married 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 the Northerly 47 feet 6 inches front of Lot No. 73 and the Southerly 6 inches front of Lot No. 74 and the Northerly 6 inches rear of Lot No. 72 on the Map of E.B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY of record in Plat Book 894, Pages 640 and 641, Register's Office for said County.

Said parts of said Lot Nos. 72 and 73 and 74 front together 48 feet on the Southeasterly side of Burrus Street and runs back between lines 143.6 feet, more or less, on the Southerly line and 144.6 feet on the Northerly line to a dead line and measures 50 feet 6 inches thereon.

Being the same property conveyed to Carl Pope and Sandra L. Pope, husband and wife, by Quitclaim Deed from Carl Pope, of record in Instrument No. 20240708-0050934, in the Register's Office of Davidson County, Tennessee, dated July 05, 2024 and recorded on July 08, 2024. The said Carl Pope, died on September 25, 2024, leaving Sandra L. Pope as surviving tenant by the entirety.

Being the same property conveyed to Carl Pope, by Quitclaim Deed from Irene Pope, feme sole, of record in Instrument No. 20001110-0111841, in the Register's Office of Davidson County, Tennessee, dated November 06, 2000 and recorded on November 10, 2000.

Being the same property conveyed to Buford E. Pope and wife, Irene Pope, by Warranty Deed from Horace G. Perkins, Jr., and wife, Janet S. Perkins, of record in Book 5665, Page 912, in the Register's Office of Davidson County, Tennessee, dated October 02, 1980 and recorded on October 17, 1980. The said Buford E. Pope, died on September 02, 1986, leaving Irene Pope as surviving tenant by the entirety.

This is improved property located at: **3706 Burrus Street, Nashville, TN 37216**

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 24th day of June, 2026

GRANTOR:

Sandra L. Pope

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sandra L. Pope, 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 she executed the foregoing instrument for the purposes therein contained.

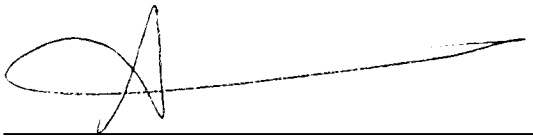
WITNESS my hand and seal at office this 24th day of June, 2026.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/08/2028

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 **June 24, 2026**.



Affiant Signature — **06/24/2026** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **June 24, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

