Karen Johnson Davidson County
Batch# 1442727 DEEDWARR
07/07/2026 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260707-0060842

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2026

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

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:
Marta Emilia Manzano Melendez **Evelyn Eugenia Mendez Manzano**	**United Wholesale Mortgage**	**03308008800**
303 Janette Ave	**PO Box 202175**	
Goodlettsville, TN 37072	**Florence, SC 29502-2176**	

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,

Daniel Morales Osuna and Alba Iliana Quevedo Roca, husband and wife

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

Marta Emilia Manzano Melendez , an unmarried woman and Evelyn Eugenia Mendez Manzano, an unmarried woman as joint tenants with rights 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. 268, Gatewood, Section 2, of record in Book 3700, Pages 144 & 145, 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 Daniel Morales Osuna and Alba Iliana Quevedo Roca, husband and wife, by Warranty Deed from Charles A Renn and Rosanna P Renn, husband and wife, dated February 6, 2023, of record in Instrument No. 20230206-0008630, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 303 Janette Ave, Goodlettsville, TN 37072.

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.

Daniel M Date: 06/29/26
Daniel Morales Osuna

Alba Quevedo Date: 06/29/26
Alba Iliana Quevedo Roca

STATE OF New Jersey

COUNTY OF Bergen

Personally appeared before me, a Notary Public of said County and State, Daniel Morales Osuna and Alba Iliana Quevedo Roca, 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 29 day of June, 2026.

NOTARY PUBLIC

ANA MELENCIANO
Commission # 2429417
Notary Public, State of New Jersey
My Commission Expires
01/30/2028

My Commission Expires: Jenuary 30, 2028

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/29/26 (date of document).

Jennifer Russell
Affiant Signature

7/2/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of July 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

