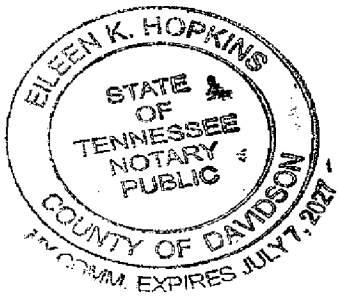
Karen Johnson Davidson County
Batch# 1442986 DEEDWARR
07/07/2026 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20260707-0061165



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $292,000.00.

Affiant

Subscribed and sworn to before me, this July 1, 2026.

Notary Public

My commission expires: 7-7-2027

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road Suite 102
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rene S. Martinez-Frias and Raul E. Martinez-Frias		149-11-0A-003.00-CO
854 Preston Road	New Owner	
Nashville, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Tucker Archie and Tasha M. Archie, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Rene S. Martinez-Frias, unmarried and Raul E. Martinez-Frias, unmarried, as joint tenants with right of survivorship.

(hereinafter called the "Grantees"), Grantees heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Phase 1, Rice Hill of record in Plat Book 6250, Page 858, and amended in Book 7050, Page 642, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tucker Archie and Tasha M. Archie, husband and wife by Warranty Deed from Hishyar Abdule Ismail, married of record in Instrument No. 20190308-0021281 Register's Office for Davidson County, Tennessee, dated March 04, 2019 and recorded on March 08, 2019.

This is [X] improved [ ] unimproved property known as 1114 Rural Hill Rd, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, Grantees heirs and assigns, forever.

GRANTORS COVENANTS with the said Grantees that Grantees is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANTS and binds Grantors, Grantors heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, Grantees 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 01 day of July, 2026.

Tucker Archie

Tasha M. Archie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Tucker Archie and Tasha M. Archie, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Grantors executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of July, 2026.

Notary Public
My Commission Expires: 3.23.27

PRE-LTC, LLC File No. TN-2600494-7626

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Gerald G. Patterson, 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 the this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 1, 2026 (date of document).

Affiant Signature

7/6/2026
Date

State of TENNESSEE

County of DAVIDSON

worn to and subscribed before me this 6th day of July, 2026

Notary's Signature

My Commission Expires: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027