Karen Johnson Davidson County
Batch# 1455494 DEEDWARR
08/04/2026 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260804-0071502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this July 30, 2026

Notary Public

My commission expires: 11.26.2028

(Notary Stamp)

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Esteban Gutierrez Jacinto and Gisela Martinez Lucas		
104 Maple Valley Ct	New Owner	148-13-0-218.00
Nashville, TN 37211		

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,

Robert T. Mangeot and Heather D. Mangeot, Co-Trustees of Mangeot Joint Revocable Trust created November 30, 2023

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

Esteban Gutierrez Jacinto and Gisela Martinez Lucas, husband and wife

(hereinafter called the "Grantees"), their 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. 20 on the Plan of Maple Valley Subdivision, Section Two of record in Plat Book 6200, Page 645, 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 Robert T. Mangeot and Heather D. Mangeot, Co-Trustees of Mangeot Joint Revocable Trust, created November 30, 2023 by Quitclaim Deed from Heather D. Mangeot and Robert T. Mangeot, wife and husband of record in Instrument No. 20240222-0012049 Register's Office for Davidson County, Tennessee, dated February 13, 2024 and recorded on February 22, 2024.

This is [X] improved [ ] unimproved property known as 104 Maple Valley Ct, Nashville, TN 37211

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, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have 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 COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this 30th day of July, 2026.

Mangeot Joint Revocable Trust created November 30, 2023

By: _____
Heather D. Mangeot, Trustee

By: _____
Robert T. Mangeot, Trustee

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, Robert T. Mangeot and Heather D. Mangeot, Co-Trustees of Mangeot Joint Revocable Trust created November 30, 2023, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above as Co-Trustees.

Witness my hand and official seal this 30th day of July, 2026.

_____
Notary Public
My Commission Expires: 2-2-2030

Nicholas R. Norton
State of Tennessee Notary Public
Williamson County

Lenders Title Company File No. TN-2603306-7524

Tennessee Certification of Electronic Document

I, [redacted], 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 July 30, 2026 (date of document).

[redacted]
Affiant Signature

July 30, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of July, 2026

Nichole Dowling
Notary's Signature

MY COMMISSION EXPIRES: 11. 26. 2028

NOTARY'S SEAL

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028