Karen Johnson Davidson County
Batch# 1460244 DEEDWARR
08/18/2026 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20260818-0076826

WARRANTY DEED

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $359,000.00.

Affiant

Subscribed and sworn to me on 08/12/26.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mirian M Martinez 653 Ransom Village Way Antioch, TN 37013	CMG Mortgage, Inc., dba CMG Home Loans 3160 Crow Canyon Rd Ste 400 San Ramon, CA 94583	135 14 0C 029.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jesus Ignacio Orozco Bravo, a single man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mirian M Martinez, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 29 on the plan of RANSOM VILLAGE R15 RESIDENTIAL P.U.D., of record in Plat Book 7900, Pages 833 and 834, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jesus Ignacio Orozco Bravo, a single man, by Warranty Deed from Neva J. Shields, a single woman, of record in Instrument No. 20171004-0101808, in the Register's Office of Davidson County, Tennessee, dated September 29, 2017 and recorded on October 4, 2017.

This is improved property known as 653 Ransom Village Way, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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.

Witness my hand this 08/12/26.

Jesus Ignacio Orozco Bravo

Jesus Ignacio Orozco Bravo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/12/26, before me personally appeared Jesus Ignacio Orozco Bravo, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 08/12/26.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 08/12/2026.

John Cobb Rochford

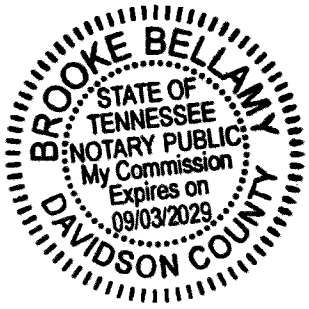
Date: 08/12/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 08/12/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29