# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1464281 DEEDWARR
08/26/2026 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $950.90
20260826-0078787

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Isabel Loza Rodriguez | Isabel Loza Rodriguez | 052-05-0-028.00 |
| (NAME) 218 Dubling Ave. | SAME | |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles R. Ogle, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Isabel Loza Rodriguez and Mario Juarez, wife and husband and Javier Loza Rodriguez, a single man, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their 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. 27 of Block "E" on the Revised Plan of Power and Roth Subdivision as of record in Plat Book 843, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to C. R. Ogle, and wife, Barbara L. Ogle by Warranty Deed from Aggie Miller, Now Being Aggie Miller-Sumruld, a married person, dated 08/28/2008, of record in Instrument No. 20080902-0089518, Register's Office for Davidson County, Tennessee.

The said C.R. Ogles and Charles R. Ogle are one in the same person,

The said Barbara L. Ogle having since died on January 15, 2021 leaving C.R. Ogles aka Charles R. Ogles as sole surviving heir.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 856 Walnut Street, Madison, TN 37115

File No.: 2999890
Warranty Deed TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), his/her/their 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.

Effective the 18th day of August, 2026.

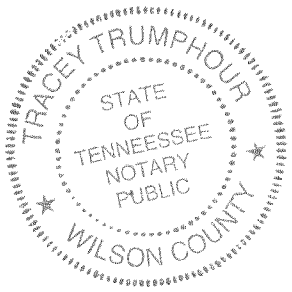
Charles R. Ogle

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Ogle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of August, 2026.

Notary Public:
My Commission Expires: 1.31.29




**RETURN TO:**
**Stewart Title Company**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

## CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 August 18, 2026.

Lissa Groom
Affiant
Date: August 18, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 18 day of August, 2026

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON