AFTER RECORDING RETURN TO:
Mortgage Connect
600 Clubhouse Drive
Moon Township, PA 15108
File No. 4052305

Karen Johnson Davidson County
Batch# 1465319 DEEDWARR
08/31/2026 09:56:30 AM 8 pgs
Fees: $43.00 Taxes: $942.48
20260831-0080300

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 072150J00200C0

WARRANTY DEED

THIS INDENTURE made and entered into on this 9th **day of** July, 2026, by and between **Silvia San Martin, an unmarried woman,** residing at 502 SOUTHGATE AVE. # 9 NASHVILLE TN 37203 hereinafter referred to as Grantor(s) and **Daren Christopher Strange, an unmarried man,** residing at 1517 Porter Road, Nashville, TN 37206, and **William O. Strange, a married man,** residing at 5203 THEALL RD HOUSTON TX 77066, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Two Hundred Fifty Four Thousand Seven Hundred Twenty Four and 62/100 Dollars ($254,724.62), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1517 Porter Road, Nashville, TN 37206

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/ their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

S. S. M.

Silvia San Martin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Silvia San Martin**, the within named Grantor, 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 and seal, at office in Nashville, TN, this 9th day of July, 2026.

Notary Public

My Commission expires: May 12, 2030

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 12, 2030

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $~~853,084.85~~ $1,254,724.62, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: DAREN STRANGE

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 9th **day of** July, **20**26

Notary Public
My Commission Expires: May 12, 2030

TARA F. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 12, 2030

Name and address for person(s) responsible for taxes:

Daren Christopher Strange and William O. Strange
1517 Porter Road, Nashville, TN 37206

Name and address of property owner:

Daren Christopher Strange and William O. Strange
1517 Porter Road, Nashville, TN 37206

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 254,724.43, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

William O. Strange
Affiant

Print Name: WILLIAM O. STRANGE

STATE OF Texas
COUNTY OF Harris

Sworn to before me this 9th day of July, 2026.

Notary Public
My Commission Expires: 6/6/2027

DANA ELLIS
Notary ID #129729640
My Commission Expires
June 6, 2027

Name and address for person(s) responsible for taxes:

Daren Christopher Strange and William O. Strange
1517 Porter Road, Nashville, TN 37206

Name and address of property owner:

Daren Christopher Strange and William O. Strange
1517 Porter Road, Nashville, TN 37206

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ ~~253,081.85~~ $ 154,724.67, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: SILVIA SAN MARTIN

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 9th **day of** July, 2026

Notary Public
My Commission Expires: May 12, 2030

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 12, 2030

Name and address for person(s) responsible for taxes:

Daren Christopher Strange and William O. Strange
1517 Porter Road, Nashville, TN 37206

Name and address of property owner:

Daren Christopher Strange and William O. Strange
1517 Porter Road, Nashville, TN 37206

Exhibit A

File No.: 4052305

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:
Land in Davidson County, Tennessee, being Unit "B", Homes at 1601 Porter Road, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 1601 Porter Road, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140908-0082212, Register's office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property as conveyed from JRS Development Partners to Silvia San Martin as set forth in Deed Instrument #20160426-0040469 dated 04/22/2016, recorded 04/26/2016, DAVIDSON County, TENNESSEE.

Tax ID: 072150J00200C0

Tennessee Certification of Electronic Document

I, SILVIA SAN MARTIN, 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 7-4-2026 (date of document).

Affiant Signature

7/9/2026
Date

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 9TH day of July, 2026.

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 12, 2030

Notary's Signature

My Commission Expires: May 12, 2030

NOTARY'S SEAL

Tennessee Certification of Electronic Document

I, DAREN STRANGE, 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 9 2025 (date of document).

Affiant Signature

7 9 2026
Date

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 9th **day of** July, 2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 12, 2030

NOTARY'S SEAL

Notary's Signature

My Commission Expires: May 12, 2030