Karen Johnson Davidson County
Batch# 1466902 DEEDWARR
09/02/2026 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,528.10
20260902-0081115

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-10018-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $413,000.00.

Affiant

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Subscribed and sworn to before me, this the 26th day of August, 2026.

Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Magno Santiago Martinez and Angie Carolina Forero Jaramillo 311 Carter St 204 Nashville, TN 37210	IServe Residential Lending, LLC 10815 Rancho Bernardo Road Suite 230 San Diego, CA 92127	176 01 0 083.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jose D. Gauna, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Magno Santiago Martinez and Angie Carolina Forero Jaramillo, husband and wife** (individually and/or collectively, "Grantee"), 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. 166, Plan of PEPPERTREE FOREST, SECTION 16, of record in Plat Book 8250, Page 195, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jose D. Gauna, A married man, by Warranty Deed from Debra Sue Couch, a married woman, of record in Instrument No. 20260304-0017419, in the Register's Office of Davidson County, Tennessee, dated March 02, 2026 and recorded on March 04, 2026. This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

Being the same property conveyed to Albert M. Couch and wife, Debra S. Couch, by Warranty Deed from Terry Butler Construction, Inc., of record in Book 9750, Page 613, in the Register's Office of Davidson County, Tennessee, dated July 31, 1995 and recorded on August 03, 1995. Final Decree of Divorce entered in the cause of Couch v. Couch, Docket No. 06 D-2955, Eighth Circuit Court of Davidson County, Tennessee, a copy of which appears of record in Instrument No. 20070223-0022882, said Register's Office, the interest of Albert Wayne Couch, Jr in subject property was divested out of him with full title thereto being vested in Debra Sue Couch. Albert Couch enters into the execution of this instrument to convey any and all marital interest in the said property.

This is improved property located at: **4824 Peppertree Drive, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 26th day of August, 2026.

GRANTOR:

Jose D Gauna

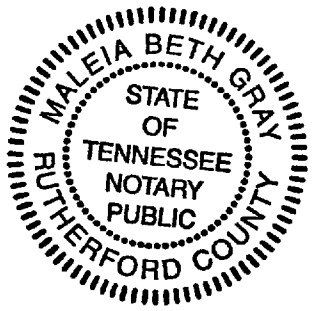
Jose D. Gauna

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jose D. Gauna, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of August, 2026.

Notary Public
My Commission expires: 6/11/29



Tennessee Certification of Electronic Document

I, Emma Howard, 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 8/26/2026 (date of document).

Emma Howard
Affiant Signature

8/26/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 26 day of August, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL