# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1469626 DEEDWARR
09/08/2026 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20260908-0082874

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00.

Affiant

Subscribed and sworn to me on 08/28/26.

Nicholle Dowling
NOTARY PUBLIC

My Commission Expires: 11.26.2028

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

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 # |
|---|---|---|
| Marvin F Figueroa Argueta<br>Nadia M Sauceda Martinez<br>1440 E Cedar Ln<br>Madison, TN 37115 | Marvin F Figueroa Argueta<br>Nadia M. Sauceda Martinez<br>1440 E Cedar Ln<br>Madison, TN 37115 | 053 09 0A 017.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James Gatling and Pamela Gatling, Trustees of the Gatling Family Revocable Trust under agreement u/a/d dated May 15, 2018, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Marvin F Figueroa Argueta and Nadia M Sauceda Martinez, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Situated in Davidson County, Tennessee, being Unit No. 1440 of NEELY'S BEND VILLAS, as of record in Book 5200, Page 262, Register's Office for said County, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to James Gatling and Pamela Gatling, Trustees of the Gatling Family Revocable Trust under agreement u/a d May 15, 2018, by Quitclaim Deed from James R. Gatling and Pamela C. Gatling, a/k a Pamela A. Gatling, husband and wife, of record in Instrument No. 20180612-0056232, in the Register's Office of Davidson County, Tennessee, dated June 07, 2018, and recorded on June 12, 2018.

Being the same property conveyed to James R. Gatling and Pamela C. Gatling, husband and wife, by Warranty Deed from Lee A. Simmons and wife, Kathy M. Y. Simmons, of record in Instrument No. 20080722-0075136, in the Register's Office of Davidson County, Tennessee, dated July 17, 2008, and recorded on July 22, 2008.

This is improved property known as 1440 E Cedar Ln, Madison, Tennessee 37115.

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 GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever

defend the title to the said land to the said GRANTEES, their 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 08/27/2026.

Gatling Family Revocable Trust
under agreement u/a/d May 15, 2018

James Gatling

By: James Gatling
Its: Trustee

Pamela Gatling

By: Pamela Gatling
Its: Trustee

**STATE OF** Florida
**COUNTY OF** Miami-Dade

On this 08/27/2026, before me, the undersigned Notary Public, personally appeared, James Gatling and Pamela Gatling, known to me (or proved to me on the basis of satisfactory evidence), to be the trustees of the Gatling Family Revocable Trust under agreement u/a/d May 15, 2018, the within named bargainor, and that they as such trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Gatling Family Revocable Trust under agreement u/a/d May 15, 2018, by themselves as such trustees.

__ Personally Known OR ✓ Produced Identification Type of Identification Produced DRIVER LICENSE

Witness my hand and official seal on 08/27/2026.

Micheal Occide

NOTARY PUBLIC

My Commission Expires: 10/17/2028

MICHEAL OCCIDE
Notary Public - State of Florida
Commission # HH 664447
Expires on October 17, 2028

Notarized remotely online using communication technology via Proof.

## Tennessee Certification of Electronic Document

I, Regina Sullo, 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 8/27/2026 (date of document).

Affiant Signature

8/28/2026
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 28th day of August, 2026.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature

My commission expires: 5-12-2030