Karen Johnson Davidson County
Batch# 1472273 DEEDWARR
09/14/2026 11:04:30 AM 4 pgs
Fees: $23.00 Taxes: $536.50
20260914-0085073

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $145,000

_____ Affiant
Signature

Subscribed and sworn to before me on this the 10 Day of Sept. 2026

_____
Notary Public
My Commission expires 4 / 29 / 30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

NAME AND ADDRESS OF PROPERTY OWNER:
Jose Manuel Medina Martinez
2033 Forges Drive,
Nashville, TN 37217

SEND TAX BILLS TO:
Jose Manuel Medina Martinez
2033 Forges Drive,
Nashville, TN 37217
MAP AND PARCEL NUMBER: 16300004000

WARRANTY DEED
26NT01773

Effective the 10 Day of Sept. 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,
Donna Brownlow & Bradley Larzelere Jr., heirs-at-law of Alma Jean Larzelere, Deceased
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto,
Jose Manuel Medina Martinez, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

A certain parcel of real estate situated in the 2nd Civil District of Davidson County, State of Tennessee, and being further described as follows:

Beginning at a point in the center of Mount View Road, the Southwest corner of the Morton lands; thence North 10 degrees East to the Southeast corner of the Gwyn lands; thence with Gwyn's Southerly line 86 1/2 Degrees West to Gwyn's corner; thence with Gwyn's easterly line, South 10 Degrees West to the center of said public road; thence with the center of said road, South 86 1/2 Degrees East to the beginning, containing 1 acre, more or less.

Alma Jean Larzelere died 05/05/2018, leaving her heirs-at-law as follows, as evidenced by affidavits of heirship recorded as instrument no _____ AND 2021927-0129616, register's office for Davidson County, Tennessee: Donna Brownlow & Bradley Larzelere Jr.

Being the same property conveyed to Alma Jean Larzelere from Flossie Mae Cunningham, by Quitclaim Deed dated 11/06/1991 and recorded 12/02/1991 in Book 8497, page 75, Register's Office of said County. See Affidavit as to Heirs of record in Instrument No. 20210927-0129616, Register's Office of said County.

This is an improved property commonly known as: 5093 Mount View Road, Antioch, TN 37013-2919

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 heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our hèirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the _____ day of _____, _____

Donna Brownlow 09/10/2026 05:01 PM CDT

Donna Brownlow

State of TN, Davidson)
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Donna Brownlow,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 09/10/2026 05:04 PM CDT

Notary Public

My Commission expires: _____/_____/_____

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

Bradley Larzelere Jr 09/10/2026 04:57 PM CDT

Bradley Larzelere Jr

State of TN, Davidson
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Bradley Larzelere Jr,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 09/10/2026 05:04 PM CDT

Notary Public

My Commission expires: _____/_____/_____

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNIX®

Tennessee Certification of Electronic Document

I, Justin Foster 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 9-10-24 (date of document).

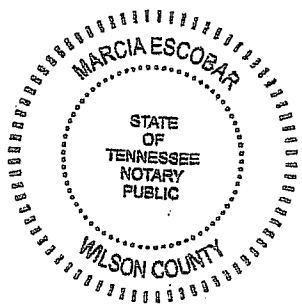
Affiant Signature

9-10-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th of September, 2024.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027