Karen Johnson Davidson County
Batch# 1482971 DEEDWARR
10/09/2026 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20261009-0093267

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $350,000.00.

Affiant

Subscribed and sworn before me this the 21st day of September, 2026.

Notary Public
My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Domingo Merenciano Perez Rodri 313 Jayme Mika Ct. Joelton, TN 37080	New owner	022-02-0 035.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, VINCENTE S. MARATITA AND DOLORES D. MARATITA, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DOMINGO MERENCIANO PEREZ RODRIGUEZ, UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the plan of Chase Point, Section Three, of record in Book 9700, Page 625, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vincente S. Maratita and Dolores D. Maratita, husband and wife, by Warranty Deed from Gregory L. Ruskin and Holly J. Ruskin, husband and wife, dated 6/11/2010 and recorded 6/17/2010 in Instrument No. 20100617-0047061, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 313 Jayme Mika Ct., Joelton, TN 37080.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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 the 21st day of September, 2026.

Vincente S. Maratita

Dolores D. Maratita

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vincente S. Maratita and Dolores D. Maratita, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of September, 2026.

My commission expires: 5/21/2030

Notary Public



Certificate of Authenticity

I, Holly A Mason, 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 9/21/26.

Affiant Signature

9/21/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 21 day of Sept., 2026.

Notary's Signature

(Notary Seal)

