Karen Johnson Davidson County
Batch# 1483660 DEEDWARR
10/14/2026 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20261014-0094206

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Alex Gregory
Affiant

Subscribed and sworn to before me, this ~~9th~~ 13th day of October, 2026.

Teresa Taylor
Notary Public
My commission expires:
3-20-2027

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Franuel Medina Martinez **Esmerelda Jimenez Mancilla**	**SWBC Mortgage Corporation**	**163-02-0-052.00**
4445 Winton Drive	**9311 San Pedro Ave, Suite 100**	
Antioch, TN 37153	**San Antonio, TX 78216**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Rafael Jimenez, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Franuel Medina Martinez and Esmerelda Jimenez Mancilla, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee and being all of Lot No. 103, HICKORY HIGHLAND PLACE, Section 2, Phase 1, as appearing of record in Instrument No. 199912230306510 and Instrument No. 199912230306511, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Rafael Jimenez, a married person by Warranty Deed from Troy A. Russell, an unmarried man, dated February 11, 2009 and filed of record in Instrument No. 20090218-0013665, in the Register's Office for Davidson County, Tennessee.

Maria F. Arellano hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: Subject to Deed of conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 8287, page 97; Book 10868, page 886 and Book 10868, page 923; Subject to Covenants, Conditions, and Restrictions contained in Book 10421, page 239 as amended in Book 11103, page 990; Book 11306, page 572; Book 11667, page 310; Instrument No. 20000201-0010122 and Instrument No. 20020528-0064359, in said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 4445 Winton Drive, Antioch, TN 37153.

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; and we do covenant with the 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 in unencumbered, unless otherwise herein set out; and 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 GRANTEES, their 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.

Rafael Jimenez Date: 10/9/26

Maria ~~F.~~ Arellano Date: 10/9/26

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Rafael Jimenez and Maria F. Arellano,** the within named Grantor(s), 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, at office, this 9th day of October, 2026.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B. LEE DOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/08/2029
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/9/26 (date of document).

Jennifer Russell
Affiant Signature

10/13/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of October 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

