WARRANTY DEED

Karen Johnson Davidson County
Batch# 624458 DEEDWARR
04/28/2021 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20210428-0056622

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $287,000.00.

Edi Nava Quintana
AFFIANT

Subscribed and sworn to before me this the 26th day of April, 2021.

NOTARY PUBLIC

My commission expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 21-1072 QUINTANA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edi Nava Quintana and Karina Torres Honorato	New Owners at Property	
(NAME) 4504 Baton Rouge Dr	(NAME) Address	075-04-0-047.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **David F. Mintmire, a mairred man and Cheryl A. Mintmire, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edi Nava Quintana and Karina Torres Honorato, 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, being Lot No. 281 on the Plan of Section Five, Tulip Grove, of record in Plat Book 4175, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David F. Mintmire, a married man, and Cheryl A. Mintmire, a married woman by Warranty deed from Kellye M. Posey, and husband Keith Posey of record in Instrument No. 20050420-0043917 Register's Office for Davidson County, Tennessee, dated April 15, 2005 and recorded on April 20, 2005.

David F. Mintmire and Cheryl A. Mintmire are married to each other.

DESIGNATED as Tax ID: 075-04-0-047.00

This is
unimproved ☐
improved ☒ property known as 4504 Baton Rouge Dr, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my hand this the 26th day of April, 2021.

David F. Mintmire

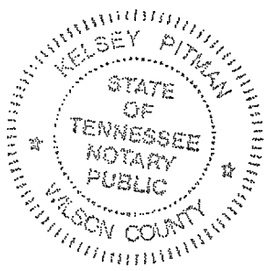
Cheryl A. Mintmire

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **David F. Mintmire and Cheryl A. Mintmire** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 26th day of April, 2021.

Kelsey Pitman
Notary Public

My Commission Expires: 09/21/2024



Certificate of Authenticity

I, Emily Reed, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022