Karen Johnson Davidson County
Batch# 747101 DEEDWARR
10/29/2021 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20211029-0145726

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215658

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$340,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Megan Crawford
Affiant

Sworn to and subscribed before me this 26th day of October, 2021.

Beth Thomas
Notary Public
My Commission Expires: 10/2/23

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

WARRANTY DEED

THIS INDENTURE, made this 26th day of October, 2021, among:

MARIO MITCHELL AND WATECHIA LAWLESS-MITCHELL,

husband and wife

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JUAN MARTINEZ-MELENDEZ, married man

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Final Plat of Cobblestone Creek, Phase Three of record in Plat at Instrument No. 20081023-0106163, 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 Larita Grady, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20101103-0088183 Register's Office for Davidson County, Tennessee, dated October 12, 2010 and recorded on November 03, 2010.

Being the same property conveyed to Mario Mitchell and Watechia Lawless-Mitchell, husband and wife by Quitclaim deed from Larita Grady of record in Instrument No. 20210422-0053736 Register's Office for Davidson County, Tennessee, dated April 21, 2021 and recorded on April 22, 2021.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Mario Mitchell

Watechia Lawless-Mitchell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Mario Mitchell and Watechia Lawless-Mitchell, and Mario Mitchell, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of October, 2021.

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Juan Martinez-Melendez
Address: 101 Rachel Ann Ct
City, State, Zip: Whites Creek, TN 37189

Responsible Party For Taxes:

Name: SWBC Mortgage Corp.
Address: 9311 San Pedro #100
City, State, Zip: San Antonio, TX 78216

Tax ID: 041-01-0A-151.00-CO

Certificate of Authenticity

I, Nick Harris, 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 26th October 2021.

Date

Affiant Signature

10/26/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of October, 2021.

Notary's Signature

My Commission Expires: 4/27/2025
Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON