Karen Johnson Davidson County
Batch# 758508 DEEDWARR
11/19/2021 12:56:13 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20211119-0154253

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2021.

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

Notary Public

MY COMMISSION EXPIRES: 8-21-2023
(AFFIX SEAL)

05-NSH21-03122

Address of New Owner:	Send Tax Bills to:	Tax Information:
Walter Adrian Ayala Mendez 1039-1039A Westchester Dr Madison, TN 37115		041-16-0-010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Frakes Properties, LLC**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Walter Adrian Ayala Mendez**, hereinafter called the Grantees, their successors 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. 129-A on the Resubdivision of Lot 129, Section One, Kemper Heights, of record in Book 11190, Page 56, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gene E. Tidwell by Warranty Deed from Erminia S. Coarsey of record in Book 10581, page 154, Register's Office for Davidson County, Tennessee, dated August 25, 1997 and recorded on August 26, 1997. (Value or consideration shown in aforementioned deed $27,000.00.)

Gene E. Tidwell having died on December 22, 2015, leaving a Last Will and Testament f record under Docket No. 2016PR-20 Probate Court for Sumner County, Tennessee, which left his estate equally to his children, Sherry Tidwell (Walker) Cheatham and Charlotte Tidwell Frakes.

Being the same property conveyed to Charlotte Tidwell Frakes by Quitclaim Deed from Sherry Tidwell Cheatham of record in Instrument No. 20160224-0017540 Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 24, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Frakes Properties, LLC by Quitclaim Deed from Charlotte Tidwell Frakes of record in Instrument No. 20160413-0035163 Register's Office for Davidson County, Tennessee, dated April 07, 2016 and recorded on April 13, 2016. (Value or consideration as shown

in aforementioned deed $0.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1039-1039A Westchester Dr, Madison, TN 37115

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 15th day of November, 2021

Frakes Properties, LLC

BY: Harold J. Frakes
Harold Frakes

BY: Charlotte J. Frakes
Charlotte Frakes

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, Latika Rini Farrell of the state and county mentioned, personally appeared Harold Frakes and Charlotte Frakes, members of Frakes Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Frakes Properties, LLC, the within named bargainor, a corporation.

Witness my hand and seal, at office in Hendersonville, TN, this 15th day of November, 2021.

Notary Public

Printed Name: Latika Rini Farrell

My Commission Expires: March 21, 2022