WARRANTY DEED

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fidel Cuatianquis Hernandez	Apex Bank	M/P 075 13 0 092.00
(NAME)	(NAME)	
5019 Bonnaside Drive	430 Montbrook Ln	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37919	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ***Mary L. Kittel, an unmarried woman***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Fidel Cuatianquis Hernandez, an unmarried man, and Elia Hernandez Osorio, an unmarried woman, as tenants in common with rights of surviviorship***, hereinafter called the GRANTEE(S), his/her/their 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. 322, on the Plan of Section IV, Hermitage Hills, as of record in Book 2900, Page 136, Register's Office for said County.

Said lot fronts 85 feet on the north side of Bonnaside Drive and runs back 190 feet on the west line and 147.5 feet on the east line to a deed line in the rear on which it measures 94.7 feet.

Being the same property conveyed to Harold G. Kittel and wife, Mary L. Kittel by Warranty Deed from Gregory Homes, Incorporated, a Tennessee corporation, dated 11/08/1961 and recorded 11/13/1961, of record in Book 3309, Page 633, Register's Office for Davidson County, Tennessee. The said Harold G. Kittel died on May 9, 1988, leaving the said Mary L. Kittel as the sole surviving tenant by the entirety.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 2900, Page 136, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 3181, Page 587, Register's Office for Davidson County, Tennessee

Karen Johnson Davidson County
Batch# 871460 DEEDWARR
06/14/2022 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220614-0067804

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5019 Bonnaside Drive, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 9th day of May, 2022.

Mary L. Kittel, Attorney-In-Fact
By Michael Kittel Date: 5/6/2022
Mary L. Kittel
By: Michael Kittel, Attorney-In-Fact

State of Virginia
County of Albemarle

On this 6 day of May, 2022, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Michael Kittel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Mary L. Kittel, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of a Power of Attorney filed for record at Instrument Number 20220512-0054520, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 6 day of May, 2022.

Notary Public:
My Commission Expires: 3.31-2023

JANICE S. UNGER
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAR. 31, 2023
COMMISSION # 273665

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 5-9-22.

Tracey Trumphour
Affiant
Date: 5-9-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 9 day of May, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY