22NT0123-61

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 923923 DEEDWARR
09/30/2022 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20220930-0108190

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joaquin Ortega Hernandez Alba Lillian Echeverria 6975 Old Hickory Blvd. White Creek, TN 37189	New Owner	039000-309.00

THIS INDENTURE, made this 26th day of September, 2022 between

Stacy Mill and husband, Andy Mill

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

Joaquin Ortega Hernandez and Alba Lillian Echeverria

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin in the northerly boundary of Old Hickory Boulevard, said point being 0.5 miles to the intersection with Whites Creek Pike; thence, North 21 degrees 13 minutes 09 seconds East 838.30 feet to an existing iron pin; thence, north 58 degrees 35 minutes 44 seconds west 99.54 feet to an existing iron pin; thence, North 21 degrees 17 minutes 56 seconds East 378.80 feet to an existing iron pin; thence, South 64 degrees 14 minutes 06 seconds East 59.77 feet to an existing iron pin; thence, South 17 degrees 13 minutes 06 seconds East 250.02 feet to an existing iron pin; thence South 43 degrees 20 minutes 01 seconds East 279.21 feet to an existing iron pin; thence, South 28 degrees 35 minutes 05 seconds West 992.46 feet to the northerly margin of Old Hickory Boulevard; thence with the margin of said roadway, North 58 degrees 39 minutes 57 seconds West 154.57 feet to the point of beginning, containing 6.220 acres, more or less, by survey of Thomas H. Alley, R.L.S. No. 922, dated April 11, 1997.

Being the same property conveyed to Stacy Mill, a married person by Warranty Deed dated 4/28/2021 from Brent M. Hannapel and Lindsay E. Hannapel, husband and wife of record in Instrument No. 20210506-0060734, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 6975 Old Hickory Blvd., Whites Creek, TN 37189.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2022 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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 said Grantor hereunder sets his/her/their hand and seal the day and year first above written.

Stacy Mill

Andy Mill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Stacy Mill & Andy Mill, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 26th day of September, 2022.

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $545,000.00.

Affiant

Sworn to and subscribed before me, this 26th day of September, 2022.

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

Tennessee Certification of Electronic Document

I, Ruth Turner 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 9/26/2022 (date of document).

Affiant Signature

9/30/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of Sept., 2022.

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24