WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21174-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1023489 DEEDWARR
07/07/2023 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,243.20
20230707-0051823

2023-06-993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th day of July, 2023.

(Affix Seal) Notary Public

My Commission Expires: 6/23/26

LARRY MARTIN LUNA
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jose Murcia Pinto and Laury F. Trochez Lara 4476 Winton Drive Nashville, TN 37013	The Federal Savings Bank 4120 W. Diversey Ave. Ste C501 Chicago, IL 60639	Map/Parcel 163-02-0-044.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anita Humphrey, unmarried, and Kenneth Tidwell, individually, and as Executor of the Estate of Daniel James Gentry aka Daniel Gentry, deceased,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Jose Murcia Pinto and Laury F. Trochez Lara, husband and wife,** hereinafter called the GRANTEE, their heirs and assigns, that 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. 95 on the Plan of Section 2, Phase 1, on the plan of Hickory Highlands Subdivision of record in Plat at Instrument No. 199912230306510 and 199912230306511, 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 Daniel Gentry, an unmarried man, and Anita Humphrey, an unmarried woman by Warranty deed from Jerry Butler Builders, LLC of record in Instrument No. 20010409-0034346 Register's Office for Davidson County, Tennessee, dated March 29, 2001 and recorded on April 9, 2001. The said Daniel Gentry died on December 27, 2020, testate, devising subject property to Kenneth Tidwell. See Probate Case No. 21P-1158, Davidson County Probate Court.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4476 Winton Drive, Nashville, TN 37013 .

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, their. heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the

same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 6 day of July, 2023:

Anita Humphrey

Kenneth Tidwell, individually, and as Executor
of the Estate of Daniel James Gentry aka Daniel Gentry, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of July, 2023, before me personally appeared Anita Humphrey and Kenneth Tidwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of July, 2023.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and county mentioned, personally appeared Kenneth Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Daniel James Gentry aka Daniel Gentry, deceased, the within named bargainor, and that he as such Executor executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 6th day of July, 2023.

Notary Public

My commission expires: _____

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 07/06/2023 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 07/06/2023

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 6 **day of** July, **2023.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

