Karen Johnson Davidson County
Batch# 1045084 DEEDWARR
09/01/2023 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $865.80
20230901-0068540

THIS INSTRUMENT PREPARED BY:
Sunset Title & Escrow, Inc.
900 Nashville Highway
Columbia, TN 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **GLORIA J. BELL (FORMERLY KNOWN AS GLORIA SMITH), UNMARRIED,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **HEDRA BESTAWR, AN UNMARRIED MAN, AND DEMIAN MENTIAS, A MARRIED MAN,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property located in Davidson County, Tennessee:

Being Lot No. 170 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Plat Book 4460, Page 45, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gloria Smith and son, Alfred Smith, by deed dated January 24, 1973, and recorded January 29, 1973, in Book 4676, Page 325, Register's Office of Davidson County, Tennessee. Alfred Smith conveyed his interest in the property to Gloria J. Bell, formerly known as Gloria Smith, by deed dated June 8, 1990, and recorded June 14, 1990, in Book 8130, Page 969, Register's Office of Davidson County, Tennessee.

Legal Description obtained from prior deeds.

PARCEL 059-16-0-205.00.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, which are prorated and will be paid by SECOND PARTY; restrictions of record in Book 4551, Page 440, Register's Office of Davidson County, Tennessee; Joint Driveway Agreement of record in Book 10783, Page 667, Register's Office of Davidson County, Tennessee; all matters shown on recorded plat of record in Plat Book 4460, Page 45, Register's Office of Davidson County, Tennessee; and any other matters of record.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 31st day of August, 2023.

Gloria J. Bell, by Michael Smith,
Attorney-in-Fact, whose Power of Attorney is of record
in Instrument # 202309010068539
Register's Office of Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public of said county and state, **MICHAEL SMITH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of **GLORIA J. BELL**, and is authorized by said Power of Attorney to execute this instrument on behalf of **GLORIA J. BELL** .

WITNESS my hand and seal at office, this 31st day of August, 2023.

CONNIE L. COTHRAN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public

My commission expires: 03/18/2025

STATE OF TENNESSEE – MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$234,000.00.**

Affiant

Sworn and subscribed to before me,

this 31st day of August, 2023.

Notary Public

My commission expires: 03/18/2025

CONNIE L. COTHRAN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

NEW PROPERTY OWNERS:

Hedra Bestawr and Demian Mentias
2780 Old Matthews Rd.
Nashville, TN 37207

RESPONSIBLE FOR TAXES:

SWBC Mortgage Corp.
9311 San Pedro #100
San Antonio, TX 78216

Certification of Recorded Documents

I, Julia Wyatt, 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 August 31, 2023.

(AFFIANT) Julia Wyatt

08/31/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 31st day of August, 2023.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY