This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2074-TC

Karen Johnson Davidson County
Batch# 1051325 DEEDWARR
09/19/2023 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20230919-0073278

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2023.

Notary Public
My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11 19 2025
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eduardo Mazariegos and Clarissa Mazariegos 801 Bexgill Court North Hermitage, TN 37076	CMR-415 Box 4463 APO, AE 09114-0045	064 16 0C 041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Stacy A. Smith, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Eduardo Mazariegos-Zetina and Clarissa Mazariegos, husband and wife**, hereinafter called the Grantees, their heirs 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. 63 on the plan of Section Two, Wembley Downs, R8 Residential P.U.D., of record in Plat Book 7900, Page 363, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stacy A. Smith and Daphne Miller, A Married Couple as Joint Tenants with Right of Survivorship, by Quitclaim Deed from Stacy A. Smith and Spouse Daphne Miller, of record in Instrument No. 20170928-0099329, in the Register's Office of Davidson County, Tennessee, dated September 26, 2017 and recorded on September 28, 2017. The Said Daphne Miller, died on June 22, 2018, leaving Stacy A. Smith as surviving tenant by the entirety.

Being the same property conveyed to Stacy Smith, unmarried, by Warranty Deed from Shaun P. Murphy, of record in Instrument No. 20081028-0107478, in the Register's Office of Davidson County, Tennessee, dated October 23, 2008 and recorded on October 28, 2008.

This is improved property located at: **1200 Wembley Drive, Hermitage, TN 37076 and also being known as 801 Bexhill Court N, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2023.

GRANTOR:

Stacy A. Smith

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stacy A. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of September, 2023.

BARBARA A HOLLAND
Notary Public - State of Florida
Commission # GG 954655
My Comm. Expires Feb 24, 2024
Bonded through National Notary Assn.

Notary Public **Barbara A. Holland**
My Commission expires: 02-24-2024

Certificate of Authenticity

I, Joshua A. Terry, 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 9/14/2023.

Affiant Signature – Joshua A. Terry

9/18/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 9/18/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-24