This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21709-RR

Karen Johnson Davidson County
Batch# 1069771 DEEDWARR
11/08/2023 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20231108-0087369

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of ~~October~~ November (as) 2023.

Notary Public
My Commission Expires:

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Fredy Orlando Mejia Valle 2421 Edencrest Dr. Antioch, TN 37013	New Owner	149 15 0A 334.00 CO

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brandy Hunter A/K/A Brandy Peebles, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Fredy O. Mejia Valle and Nora Francis Mendez Morales, husband and wife**, hereinafter called the Grantee(s), his/her/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. 58, on the plan of Phase Four, Cambridge Forest of record in Instrument No. 20020813-0098017, amended in Instrument No. 20030506-0060390, (misnomer in the prior deed as 20030506-00603890) Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brandy Hunter, married, by Warranty Deed from Agron Arifi and Blerina Kolshi, husband and wife, of record in Instrument No. 20150623-0059922, in the Register's Office of Davidson County, Tennessee, dated June 18, 2015 and recorded on June 23, 2015. Notary Certificate of Correction recorded on July 14, 2015 in Instrument No. 20150714-0068350, Register's Office of Davidson County, Tennessee. Brandy Hunter having since changed her name and is now know as Brandy Peebles.

Being the same property conveyed to Brandy Peebles by Quitclaim deed from Kimar Peebles (being one and the same as Kimar Reshar Peebles) of record in Instrument No. 20170317-0026436 Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 17, 2017, as part of Marital Dissolution Agreement (Case No 17D995) filed in the Circuit Court for Davidson County, Tennessee. Brandy Peebles having since changed her name to Brandy Hunter.

This is improved property located at: **2421 Edencrest Drive, Antioch, TN 37013.**

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 his/her/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 3rd day of November, 2023.

GRANTOR:

Brandy Hunter

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and seal at office this 3rd day of November, 2023.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Shelby Smith, 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 11/3/2023.

Shelby Smith

Affiant Signature

11/8/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

8 day of November, 2023.

Notary's Signature

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

My Commission Expires: _____

Notary's Seal (if on paper)