Karen Johnson
Batch # 1086290
12/28/2023 01:25:30 PM
Fees: $18.00 Taxes: $962.00
Davidson County
DEEDWARR
3 pgs
20231228-0099808

WARRANTY DEED

(Prepared from information provided by the grantor)

ADDRESS NEW OWNER IS AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Daniel Cruz Paredes & Wife	Same	Map 74-12
NAME	NAME	
3904 Plantation Drive		Parcel 68
ADDRESS OR ROUTE NUMBER	STREET ADDRESS	
Hermitage, TN 37076		
(CITY) (ST) (ZIP)	(CITY) (ST) (ZIP)	

FOR AND IN CONSIDERATION of Two Hundred Sixty thousand ($260,000.00) dollars, cash in paid, the receipt of which is hereby acknowledged, I/we: JAMES W. MILLS, unmarried, by these presents do hereby transfer and convey unto DANIEL CRUZ PAREDES & WIFE, ROSA ANGELICA NARVAEZ CABELLERO , their successors and assigns, all of my/our right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 574, on the Plan of Hermitage Hills, Section 5, of record in Book 3300, Pages 1 and 2, Register's Office for said County.

SAID Lot No. 574 fronts 75.0 feet on the northerly side of Plantation Drive and runs back 189.0 feet on the westerly line and 188.0 feet on the easterly line to a rear line on which it measures 101.35 feet.

BEING the same property conveyed to Malcolm R. Mills, Jr., unmarried, by deed from Henson K. Merritt and wife, Bonnie R. Merritt, of record in Book 4958, Page 630, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James W. Mills by Will of Malcolm Rice Patterson Mills, Jr., Instrument No. 22UP2 (also known as Malcolm R. Mills, Jr.); Probate Court of Davidson County, Tennessee, Docket No. 23P767; Order Closing Estate, entered on December 10, 2023.

This conveyance is made subject to the plan of record which shows an owners certificate, a 40-foot minimum building setback line from Plantation Drive and a 10-foot easement for public utility purposes along the rear line of said lot, and a 2½ x 20 foot utility anchor easement located on the southeasterly corner of said lot; restrictions of record in Book 3222, Page 154, said Register's Office for Davidson County, Tennessee.

This is improved property known as 3904 Plantation Drive, Hermitage, Tennessee 37076. The map number is 74-12, and the parcel number is 68.

TO HAVE AND TO HOLD said real estate, 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, and have a good right to convey it, and that the same is unencumbered, unless otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance.

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. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, which ever is greater, for this transfer is two hundred sixty thousand ($260,000.00) dollars.

AFFIANT

Subscribed and sworn to before me, this the 21st day of December 2023.

My commission expires: (Affix Seal)

Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my/our hand, this 21st day of December, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Prepared By:
ELLEN TAYLOR TURLEY, #011715
TURLEY LAW
1400 N. Mount Juliet Road, Suite 202
Mount Juliet, TN 37122
(615) 852-5430

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, Ellen Taylor Turley, a Notary Public in and for said County and State, the within named JAMES W. MILLS, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mount Juliet, Tennessee, this the 21st day of December, 2023.

ELLEN TURLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

Ellen Turley
NOTARY PUBLIC

My commission expires: 05-05-2025