WARRANTY DEED

Karen Johnson Davidson County
Batch# 1126976 DEEDWARR
04/25/2024 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240425-0029973

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025

(AFFIX SEAL)

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maria Bernice Flores	New Owner	075-06-0-041.00
(NAME)	(NAME)	
4214 Samoa Drive	4728 Hunters Crossing Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Old Hickory, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Sevier Cassie Van Winkle, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Maria Berenice Flores and Ma. Elisa de la Cerda Arriaga, both married**, hereinafter called the GRANTEE(S), his/her/their 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. 287, on the plan of Hermitage Estates Subdivision, Section 2, as shown on plat of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 287 fronts 85.0 feet on the curving westerly margin of Samoa Drive, and runs back between lines measuring 167.1 feet on the northerly line and 150.15 feet on the southerly line to a dead line at the rear measuring 67.64 feet thereon.

Being the same property conveyed to Lincoln C. Van Winkle and wife, Sevier Cassie Van Winkle by Warranty Deed from Tommy J. Willocks and wife, Dianne S. Wallocks, dated 10/30/1991, of record in Book 8476, Page 884, Register's Office for Davidson County, Tennessee.

The said Lincoln C. Van Winkle died on 10/16/2016, leaving the said Sevier Cassie Van Winkle the sole surviving tenant by the entirety.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4214 Samoa Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 23rd day of April, 2024.

Sevier Cassie Van Winkle by Debbie Spires, Attorney-in-fact

Sevier Cassie Van Winkle, by Debbie Spires, as Attorney-in-fact

State of Tennessee
County of Wilson

On this 23rd day of April, 2024, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Debbie Spires, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Sevier Cassie Van Winkle, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument #20240423-0029110, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 23rd day of April, 2024.

Notary Public:

My Commission Expires: December 19, 2026

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

TD-MOUNT-10710

202404250029973

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 4/23/2025 (date of document).

Affiant Signature

4/25/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 25 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County