Karen Johnson Davidson County
Batch# 1147296 DEEDWARR
06/14/2024 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20240614-0044688

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2024

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MST 2024-0693

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noe Rivera Moctezuma and Juanita Gonzalez and Victor Roman	U.S. Bank National Association	181-00-0-133.00
(NAME) 6300 Pettus Rd	(NAME) 9380 Excelsior Blvd. Floor #3	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Hopkins, MN 55343	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John D. Smith and Mickie Howell, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HA VE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juanita Gonzalez and Noe Rivera Moctezuma, wife and husband, and Victor Roman, a single man, as tenants in common with right of survivorship,** 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 Tract Number 7 on the unrecorded Plat of the Dotson Batson Property, in the 5th Civil District of said County, made by Stanford and Associates, dated June 27,1974, described as follows:

Beginning at a point in the Southerly margin of Pettus Road, a common corner of Tracts 6 and 7; thence with the Southerly margin of Pettus Road, Easterly 150 feet to a point; thence South 3 degrees 20 minutes 56 seconds West 975.67 feet to a point; thence North 85 Degrees 43 minutes 34 seconds West 150.02 feet to a point; thence North 3 degrees 20 minutes 56 seconds East 971.23 feet to the point of beginning, containing 3.35 acres, more or less.

Being the same property conveyed to John D. Smith and Mickie Howell, husband and wife, by Warranty Deed from Linda J. Hoffman, unmarried, dated March 25, 2021 and recorded March 26, 2021 in Instrument No. 20210326-0039883, Register's Office of Davidson County, Tennessee

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or

supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2024, a lien not yet due and payable. Restrictions of record in Book 5324, Page 93, in the Register's Office for Davidson County, Tennessee. Subject to those matters as described on the unrecorded Plat of the Dotson Batson Property, in the 5th Civil District of said County, made by Stanford and Associates, dated June 27,1974. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract. Subject to the flow of any creeks, streams, or branches across subject property. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This property, known as 6300 Pettus Rd, Antioch, TN 37013
(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 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. 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.

Witness my/our hand(s) this 12th DAY OF June, 2024.

John D. Smith

Mickie Howell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John D. Smith and Mickie Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of June, 2024.

Notary Public
My commission expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 12, 2024**.

Affiant Signature

June 14, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25

202406140044688