When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File 1-22806-TR

Karen Johnson Davidson County
Batch# 1151034 DEEDWARR
06/26/2024 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20240626-0047809

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Mt. Juliet, TN 37122
SG-24-2603

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of June, 2024

Notary Public

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Luis U. Martinez, Elizabeth N. Martinez 612 Hidden Hill Dr Hermitage, TN 37076	NEW OWNER 131 Hartmann Dr. Lebanon, TN 37087	076-05-0-105.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Jennifer L. Haden, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth N Martinez and Luis U. Martinez, wife and husband

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. 107 on the Plan of Hidden Hill of record in Plat Book 4860, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer L. Haden and Brian Haden, wife and husband by Warranty Deed from Nicholaos J. Lianos and Rebecca J. Lianos, husband and wife of record in Instrument No. 20220404-0038491 Register's Office for Davidson County, Tennessee, dated March 23, 2022 and recorded on April 04, 2022 and Scrivener's Affidavit recorded on April 28, 2022 in Instrument No. 20220428-0049038.

Affidavit recorded on April 28, 2022 in Instrument No. 20220428-0049038.

Being the same property conveyed to Jennifer L. Haden by Quitclaim Deed from Brian Haden of record in Instrument No. 20220511-0053748 Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on May 11, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 612 Hidden Hill Dr, Hermitage, TN 37076

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 so 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.

Dated this the 21st day of June, 2024.

Jennifer L. Haden

STATE OF TENNESSEE
COUNTY OF WILSON

On this 21st day of June, 2024, before me personally appeared Jennifer L Haden and Brian L Haden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of June, 2024.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/21/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6/24/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th **day of** June, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

