Karen Johnson Davidson County
Batch# 1165529 DEEDWARR
08/02/2024 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20240802-0058581

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney

Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Severiano R. Del Rio Miranda and
Martha Cristina Flores Garcia
6058 Panama Drive
Hermitage, TN 37076
SEND TAX BILLS TO:
CMG Mortgage Inc dba CMG Home Loans
3160 Crow Canyon Rd Ste 400
San Ramon CA 94583

WARRANTY DEED

(Map 086-02-0; Parcel 081.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **DOUGLAS PAUL HAYNES, EXECUTOR AND HEIR OF ESTATE OF FLOYD D HAYNES**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **SEVERIANO R. DEL RIO MIRANDA, AND MARTHA CRISTINA FLORES GARCIA, HUSBAND AND WIFE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, State of Tennessee, being Lot No. 29 on the Plan of Dodson Heights, as of record in Plat Book 2900, Page 113, as amended in Book 3499, Page 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING the same property conveyed to Floyd D. Haynes, by Warranty Deed dated December 13, 2000, from Nellie C. Hess, a widow, recorded December 15, 2000, in Instrument No. 20001215-0123391, in the Register's Office of Davidson County, Tennessee. The said Floyd D. Haynes died testate on December 2, 2023, devising the subject property to Douglas Paul Haynes, pursuant to his Last Will and Testament, Case No. 75PR1-2024-PR-99, filed in Will Book 82, Page 706, in the Chancery Court of Rutherford County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 6058 Panama Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same

is unencumbered except as noted herein, and for the 2024 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, its successors and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 1st day of August, 2024.

ESTATE OF FLOYD D HAYNES

BY: _____
DOUGLAS PAUL HAYNES,
EXECUTOR AND HEIR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named Douglas Paul Haynes, Executor and Heir of the Estate of Floyd D. Haynes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who acknowledged that he executed the foregoing instrument as Executor and Heir of the Estate of Floyd D. Haynes and who acknowledged that he executed the same as his free act and deed and by authority granted him as Executor and Heir of the Estate of Floyd D. Haynes.

Witness my hand and official seal, this the 1st day of August, 2024.

_____
Notary Public

My Commission Expires: 7-21-27

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 1st day of August, 2024.

_____
Notary Public

My commission Expires: 7-21-27

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. GTS1-2024-229

True Copy Certification

I, Allison Gatlin, 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 the 1st day of August, 2024.

Affiant Signature

8/1/24
Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 1 day of August, 2024.

Notary's Signature

My Commission Expires: October 22, 2025

Notary' Seal (if on paper)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY