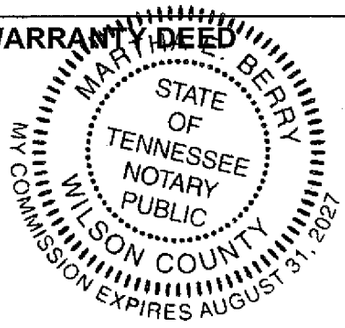
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: August 31, 2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Natalio Luna Mendoza	**New Owner**	074 04 0 010.00
(NAME)	(NAME)	
7054 Bonnavent Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1173385 DEEDWARR
08/23/2024 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20240823-0064800

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 **Kristie Jean (Kilmer) Martin, heir at law, James Ray Kilmer, heir at law, and Kevin Randall Martin, heir at law of The Estate of Marilyn Jean Kilmer**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Natalio Luna Mendoza, an unmarried person,** 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. 1045 on the Plan of Hermitage Hills Subdivision, Section 10, as of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 1045 begins at a point in the northeast margin of a curve in Bonnavent Drive, the common corner of Lots 1044 and 1045, and runs back in northeasterly direction 160.0 feet along the common line of Said lots Nos. 1044 and 1045 to point; thence 116.2 feet in a northwesterly direction to a point, the common rear corners of Lots 1045, 1046 and 10471 thence in a southwesterly direction 151.2 feet along the common said Lots 1045 and 1046 to a point in the northeasterly margin of curve in Bonnavent Drive; and thence around said curve in said Drive southeasterly direction 79.8 feet to the point of beginning.

Being the same property conveyed to Paul L. Kilmer and wife, Marilyn J. Kilmer by Deed from Binkley Realty, Inc, dated 06/04/1976, of record in Book 5033, Page 122, Register's Office for Davidson County, Tennessee.

The said Paul L. Kilmer died on 02/05/2017, leaving the said Marilyn J. Kilmer the sole surviving tenant by the entirety.

The said Marilyn J. Kilmer and Marilyn Jean Kilmer, being one and the same person.

The said Marilyn Jean Kilmer died testate on 03/18/2024, devising subject property to Kristie Jean (Kilmer) Martin, James Ray Kilmer and Kevin Randall Martin, heirs at law of Marilyn Jean Kilmer, Deceased, as evidenced in File No. 24P772, Probate Court Clerk's Office for Davidson County, Tennessee.

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 ☒ 7054 Bonnavent 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 21st day of August, 2024.

THE ESTATE OF MARILYN JEAN KILMER

Kristie Jean (Kilmer) Martin, heir at law

James Ray Kilmer, heir at law

Kevin Randall Martin, heir at law

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kristie Jean (Kilmer) Martin, James Ray Kilmer and Kevin Randall Martin, heirs at law of The Estate of Marilyn Jean. Kilmer,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she as heirs at law, executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of August, 2024.

Notary Public

My Commission Expires: 3.8.2025

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TRACEY TRUMPHOUR

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **8/21/24** (date of document)

8/23/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **23** day of **August**, 202**4**.

Notary's Signature

My Commission Expires: 12-5-2024

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY