Karen Johnson Davidson County
Batch# 1176385 DEEDWARR
09/03/2024 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,279.72
20240903-0067675

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $345,870.00.

Affiant

Subscribed and sworn to before me this 28th day of August, 2024.

Notary Public
My Commission Expires:

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File No.: 2024-952

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nelson Bonilla Valle	New Owner	
716 Hidden Hill Dr. Hermitage, TN 37076		076-05-0-013.00

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, we

Sylvester W. Singleton and wife, Colleen Singleton

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nelson Bonilla Valle and Maribel Buezo Anariba, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 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 Sylvester W. Singleton and wife, Colleen Singleton by Warranty Deed from Brian H. Thomason and wife, Cindy Thomason of record in Book 10106, page 869, Register's Office for Davidson County, Tennessee, dated June 28, 1996 and recorded on July 02, 1996.

This conveyance is subject to any and all restrictions and easements of record.

This is _X___ improved _____unimproved property and the address of the herein described property is believed to be 716 Hidden Hill Drive, Hermitage, TN 37076, but such address is not

part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 28th day of August, 2024.

Sylvester W. Singleton

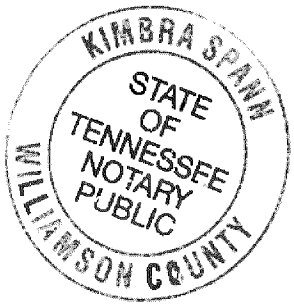
Colleen Singleton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of August, 2024, before me personally appeared Sylvester W. Singleton and Colleen Singleton, 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 28th day of August, 2024.

Notary Signature
My commission expires: 1/17/2027



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Aug 29, 2024 (date of document)

Regina Sullo

Affiant Signature

September 3, 2024

Date

State Of TN

County of Davidson

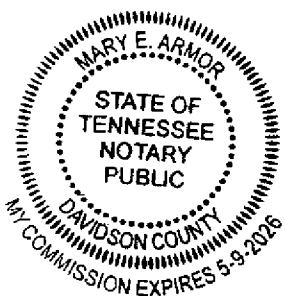
Sworn and subscribed before me this 3 day of September, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



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