Karen Johnson Davidson County
Batch# 1202130 DEEDWARR
11/05/2024 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,731.60
20241105-0086007

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $468,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2024

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2024-1556

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
Joel Flores Jaramillo and Angel Flores	**First Community Mortgage**	161-06-0-101.00
(NAME) 679 Huntington Parkway	(NAME) **2626 Robert Rose Drive**	
(ADDRESS) Nashville, TN 37211	(ADDRESS) **Murfreesboro, TN 37129**	
(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, **Gary Kinder and Stacie Kinder, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joel Flores Jaramillo, an unmarried man and Angel Flores, a married man, as joints tenancy with right of survivorshop,** 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. 77 on the Plan of Section One Huntington Park of record in Plat Book 4175, Page 10, Register's Office for said County.

Said Lot 77 fronts 75.0 feet on the Southerly margin of Huntington Parkway and extends back between parallel lines 160.0 feet to a dead line.

Being the same property conveyed to Gary Kinder and wife, Stacie Kinder by Warranty Deed from Estate of Eugene Thomas, Jr., of record in Instrument No. 20070108-0003079 Register's Office for Davidson County, Tennessee, dated January 5, 2007 and recorded on January 8, 2007.

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 for 2024 have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Plat Book 4175, Page 10, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4225, Page 778, in the Register's Office for Davidson County, Tennessee.

This property, known as 679 Huntington Parkway, Nashville, TN 37211
(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 31 DAY OF October, 2024.

Gary Kinder

Gary Kinder

Stacie Kinder

Stacie Kinder

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Gary Kinder and Stacie Kinder, 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 31st day of October, 2024.

Notary Public

My commission expires: 8-12-2028

(SEAL)



Certificate of Authenticity

I, Addl Dilworth, 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 October 31, 2024.

Date: 10/31/2024

Affiant Signature

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me this 31 day of October, 20 24.

Notary's Signature

My Commission Expires: 5-9-2026
Date

Notary's Seal (of on paper)

