Karen Johnson Davidson County
Batch# 1202844 DEEDWARR
11/07/2024 04:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,957.30
20241107-0087100

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~TENNESSEE~~ Montgomery TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
J. Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No.: 2024.0103

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Aaron Sweet and Samantha Whittaker	New Owner	107 00 0 088.00
(NAME)	(NAME)	
910 Massman Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twenty-Nine Thousand And No/100 Dollars ($529,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **FERNANDO MARTINEZ MIXTECA, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON SWEET AND SAMANTHA WHITTAKER, HUSBAND AND WIFE**, 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:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☑
This is improved ☐ property, known as 910 Massman Drive, Nashville, TN 37217
(House No.) (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 our hands this 31st day of October, 2024.

Fernando Martinez Mixteca

STATE OF TENNESSEE

COUNTY OF TENNESSEE

On this 31st of October, 2024 before me personally appeared Fernando Martinez Mixteca, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 3/26/25

J MIRANDA BELOTE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being all of Lot No. 1 on the Plan of Massman Heights Section One, revised, of record in Plat Book 5210, page 128, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being all of the property conveyed to Will Baker and wife, Dorothy Baker, by Warranty Deed from Ethel Taylor, of record in Book 5208, Page 831, Register's Office for Davidson County, Tennessee, and also all of the property conveyed to Will Baker and wife, Dorothy Baker, by Warranty Deed from Ethel Taylor of record in Book 5440, Page 817, register's Office for Davidson County, Tennessee. Will Baker having died on May 9, 2015, leaving Dorothy Baker vested as sole owner as the surviving tenant by the entirety. Jeri Lisa Kuro having been appointed Conservator of Dorothy Baker by Order dated March 23, 2016, Davidson Co. Probate Court Case # 16P352 and having been granted authority to sell this property by Order of the Court, dated October 28, 20116. Following the original deed recorded as Instrument No. 20161122-0123031, the said Dorothy Baker, vested owner and conservatee, has since died July 14, 2020.

Being all of the property conveyed to Fernando Martinez Mixteca by Deed of Correction, dated October 22, 2024, recorded October 30, 2024, as Instrument No. 20241030-0083501, Register's Office for Davidson County.

Certificate of Authenticity

I, Joshua A. Terry, 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 10/31/24.

Affiant Signature – Joshua A. Terry

11/6/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/6/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27