This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22899-AP

Karen Johnson Davidson County
Batch# 1205540 DEEDWARR
11/15/2024 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20241115-0089069

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $339,900.00.

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2024.

Notary Public
My Commission Expires: _____

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Jesus J Cruz Fernandex<br>Ysaeli Lozada<br>368 Bart Dr.<br>Antioch, TN 37013 | **First Community Mortgage**<br><br>**262 Robert Rose Drive, Ste 200**<br>**Murfreesboro, TN 37129** | 162-04-0-036 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Midtown Capital LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jesus J Cruz Fernandez and Ysaeli Lozada, as husband and wife**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 299, Section 4, Antioch Park, according to survey and plat of same appearing of record in Plat Book 4300, page 119, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Midtown Capital, LLC by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., Substitute Trustee, dated April 8, 2024, recorded April 18, 2024, of record in Instrument No. 20240418-0027607, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Latoya Tramill by Warranty Deed from Bonnie F. Swanson, dated February 28, 2006, recorded March 14, 2006, of record in Instrument No. 20060314-0029208, said Registers' Office. See also Substitution of Trustee of record in Instrument No. 20180504-0042510, said Register's Office.

This is improved property located at: **368 Bart Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Taxes for the year 2024 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 12th day of November, 2024.

GRANTOR:

Midtown Capital LLC,
a Tennessee Limited Liability Company

By: _____
Farzad Kamtarin, Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson TN

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Farzad Kamtarin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of Midtown Capital LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of November, 2024.

_____
Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY



202411150089069

Certificate of Authenticity

I, Spencer Gross, 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 **November 12th, 2024**.

Date

Affiant Signature

**November 12th, 2024**
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 05/05/2025
Date

Notary's Seal (if on paper)

