STATE OF ~~Tennessee~~ Florida
COUNTY OF ~~Sumner~~ Hillsborough

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Heidi M. Gracia Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2024.

Notary Public
MY COMMISSION EXPIRES: 6/03/2028
File No. 24-22211

Karen Johnson Davidson County
Batch# 1206373 DEEDWARR
11/19/2024 07:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20241119-0089345

ALAINA MIXON
Notary Public - State of Florida
Commission # HH 534267
My Comm. Expires Jun 3, 2028
Bonded through National Notary Assn.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Maria Milagro Parra Morales (NAME)	Maria Milagro Parra Morales (NAME)	150-11-298
3712 Belle Oaks Drive (STREET ADDRESS)	3712 Belle Oaks Dr. (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Heidi M. Gracia, Trustee of H.M.G. Living Trust dated May 25, 2007 as AMENDED and MODIFIED on April 30, 2014 on Septemeber 1, 2015, and as superseded by Trust Agreeement entered into on January 3, 2020, and as superseded by Trust Agreement entered into on September 8, 2023,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Milagro Parra Morales, an Unmarried Woman,** 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:

Being Lot Number 35 on the Plan of Belle Oak Subdivision, Phase 1, (formerly Mt. View Subdivision and Acura Subdivision), of record in Plat Book 6900, Page 768, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Heidi M. Gracia, of H.M.G. Living Trust dated May 25, 2007, and Heidi Gracia by Deed dated February 9, 2017 from Heidi Gracia Bostic (being the same person as Heidi M. Gracia, recorded March 13, 2017, in Instrument Number 20170313-0024398, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3712 Belle Oaks Drive, Antioch, TN 37013.

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.

Witness my/our hand(s) this 12th day of November, 2024.

H.M.G. Living Trust

By: Heidi M. Gracia Trustee
Heidi M. Gracia, Trustee

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within Heidi M. Gracia., Trustee of the Heidi M. Gracia Revocable Living Trust aka The H.M.G. Living Trust, with whom I am personally acquainted, and who acknowledged that Heidi M. Gracia, executed the within instrument for the purposes therein contained and who further acknowledged that within Heidi M. Gracia, is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Alaina Mixon
Notary Public

ALAINA MIXON
Notary Public - State of Florica
Commission # HH 534267
My Comm. Expires Jun 3, 2028
Bonded through National Notary Assn.

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/12/2024 (date of document).

Jennifer Russell
Affiant Signature

11/15/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15 day of November 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

