WARRANTY DEED

Karen Johnson Davidson County
Batch# 1212004 DEEDWARR
12/03/2024 12:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20241203-0093833

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 4-1926
(AFFIX SEAL)

ANNA E. ROWLAND NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-515

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lorenso Taperia Velasquez and Guadalupe Ruiz Santana	Same as New Owner(S)	091-13-0-129.00
(NAME)	(NAME)	
86 TWIN ST.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gary Mifflin, Successor Trustee of the Mary Frizzell Trust dated August 1, 2024** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Lorenso Taperia Velasquez, a Married Man and Guadalupe Ruiz Santana, A Married Woman** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 86 Twin Street, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their heirs and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 29th day of November, 2024.

GRANTOR:

The Mary Frizzell Trust dated August 1, 2024

By: _____
Gary Mifflin, Successor Trustee

STATE OF UTAH)

COUNTY OF WEBER

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Gary Mifflin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Successor Trustee of the Mary Frizzell Trust dated August 1, 2024, the within named Grantor, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Successor Trustee of the Trust.

WITNESS my hand, at office, this 26 day of November, 2024.

_____
Notary Public

STATE OF UTAH NOTARY PUBLIC
RHETT J REISBECK
COMMISSION #737284
MY COMMISSION EXPIRES:
06-11-2028

My Commission Expires: 6/11/28

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot Number 142 on the Map of WEST NASHVILLE HEIGHTS, of record in Plat Book 332, at Page 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dewey Parrish and wife, Edna Parrish, by Installment Deed from Marie Dunn, a widow, of record in Book 2154, Page 552, in the Register's Office of Davidson County, Tennessee, dated July 25, 1953, and recorded on July 30, 1953.

Being the same property conveyed to George Douglas Parrish and Mary Ellen Mifflin, Tenants in Common, by Quitclaim Deed from Dewey Parrish and wife, Edna Parrish, of record in Book 7163, Page 274, in the Register's Office of Davidson County, Tennessee, dated March 09, 1987, and recorded on March 10, 1987.

Being the same property conveyed to Mary Ellen Frizzell, also known as Mary Ellen Mifflin, by Quitclaim Deed from George Douglas Parrish, of record in Book 8333, Page 327, in the Register's Office of Davidson County, Tennessee, dated April 17, 1991, and recorded on April 19, 1991.

Being the same property conveyed to Mary Ellen Frizzell and husband, Billy M. Frizzell, by Quitclaim Deed from Mary Ellen Frizzell also known as Mary Ellen Mifflin, of record in Book 11632, Page 606, in the Register's Office of Davidson County, Tennessee, dated August 19, 1999, and recorded on August 24, 1999. The said Billy M. Frizzell died on November 06, 2015, leaving Mary Ellen Frizzell as surviving tenant by the entirety.

Being the same property conveyed to Mary Ellen Mifflin, also known as Mary Ellen Frizzell, as Trustee of the Mary Frizzell Trust, Under Agreement dated the 1st day of August, 2024, by Quitclaim Deed from Mary Ellen Mifflin, also known as Mary Ellen Frizzell, of record in Instrument No. 20240815-0062474, with Certification of Trust recorded in Instrument No. 20240815-0062475, in the Register's Office of Davidson County, Tennessee, dated August 01, 2024, and recorded on August 15, 2024. The said Mary Ellen Frizzell, as trustee died on September 27, 2024.

Certificate of Authenticity

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 11/26/24.
Date

Jennifer Russell
Affiant Signature

12/3/24
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 3rd day of December, 2024.

Notary's Signature

My Commission Expires: 10/24/2028

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.