Karen Johnson Davidson County
Batch# 1218250 DEEDWARR
12/19/2024 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20241219-0098562

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th day of November, 2024.

(Affix Seal) Notary Public

My Commission Expires: 3/22/24

CONNIE GILL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD My Comm. Expires 3/22/2025

2024-11-2317

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Wuilfredo Maldonado Ortez and Kensy X. Castellanos Baiza 3941 Atkins Drive Nashville, TN 37211	NEW OWNER	Map/Parcel 133-12-0-194.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew D. Hite, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Wuilfredo Maldonado Ortez and Kensy X. Castellanos Baiza, husband and wife**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

being Lot Number 36 on the Plan of Section Two, Greenwood Hills, of record in Book 4955, Page 31, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew D. Hite, a single man by Warranty Deed from BMP Properties, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20180307-0021317 Register's Office for Davidson County, Tennessee, dated March 02, 2018 and recorded on March 07, 2018.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 paid at closing by the seller, Davidson County property taxes for the year 2025 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3941 Atkins Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 25th day November, 2024.

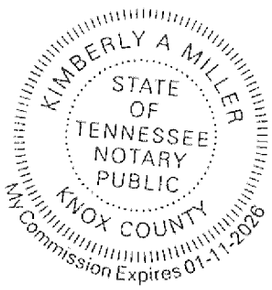
Andrew D. Hite

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Knox
Kam

On this 25 day of November, 2024, before me personally appeared Andrew D. Hite, 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's (or persons') free act and deed.

Witness my hand, at office, this 25 day of November, 2024.

K Q a Miller
Notary Signature
My commission expires: 1/11/26



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11/25/24 (date of document).

Affiant Signature

11/24/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

