Karen Johnson Davidson County
Batch# 1220261 DEEDWARR
12/27/2024 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,060.53
20241227-0100229



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$557,000.00~~ $556,900.00 KS

Affiant

Subscribed and sworn to before me, this 18TH day of DECEMBER, 2024.

Notary Public
My commission expires:
3/3/26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Adam M Sandoval **Michaela G Sandoval**	LENDING HAND MTG, LLC	**126150A16200CO**
828 Aimes Court	510 LENTZ DRIVE	
Nashville, TN 37221	MADISON, TN 37115	

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 HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 828 Aimes Ct Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam M Sandoval and Michaela G Sandoval, 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:

Land in Davidson County, Tennessee, being Lot No. 142, Boone Trace at Biltmore, Resubdivision of Lots 140-142, Section Three, and Lots 121-122, Section Two, of record in Book 11190, Page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same proeprty conveyed to Erin Dias, Trustee of The 828 Aimes Ct Trust, by Warranty Deed from Cameron Haddox, unmarried, dated April 2, 2024, of record in Instrumetn No. 20240403-0023496, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Claude B Haddock, by Warranty Deed from Bradford J Wilson and wife, Shannon Wilson, and Joel Wilson and wife, Marilyn Wilson, dated October 31, 2002, of record in Instrument No. 20021113-0140610, as corrected by Recording Affidavit in Instrument No. 20110524-0039732, in the Register's Office for Davidson County, Tennessee. Claude B Haddock died intestate on March 10, 2020, leaving Cameron Haddock as his sole heir at law. Reference is hereby made to Affidavits of Heirship of record in Instrument No. 20210311-0032163 & Instrument No. 20210311-0032164, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as:

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 in 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.

_____ Date: 12/17/24

The 828 Aimes Ct. Trust
By: Erin Dias
Its: Trustee

STATE OF TN
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the The 828 Aimes Dr. Trust and that she is authorized by the The 828 Aimes Dr. Trust to execute this instrument on its behalf.

Witness my hand, at office, this 17 day of December, 2024.

_____
NOTARY PUBLIC

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 4/19/26

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 17. 2024.

Affiant Signature

26th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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