Karen Johnson Davidson County
Batch# 1253395 DEEDWARR
03/28/2025 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20250328-0023408

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2025.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW INC., 1415 North Jackson Street, Tullahoma, TN 37388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NO(S).:
Hugo Alvarez	PINNACLE BANK	Map: 148
113 Cherokee Court	15025 BALLANTROFT PKWY	Group: 03-0
Antioch, TN 37013	CHARLOTTE, NC 28277	Parcel: 109.00

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 acknowledged, we

Linda Mazingo Hanner, as Trustee of the Tennesee Property Trust created under the Last Will and Testament of Thomas Isaac Hanner and as Executor of the Thomas Isaac Hanner Estate.
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Hugo Alvarez, an unmarried man
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the 15th District of Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 713 on the Plan of Cherokee Hills, Section Seven, of record in Book 3842, Page 72, Register's Office for said County.

Said Lot No. 713 fronts 65.5 feet on the Southerly margin of Cherokee Court and extends back 170.00 feet on the Easterly line and 166.5 feet on the Westerly line to a dead line in the rear, measuring 89.0 feet thereon.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

Being all of the property conveyed to Thomas I. Hanner, by deed from H & H Properties, a partnership, of record in Book 10556, Page 786, Register's office for Davidson County, Tennessee, dated August 4, 1997 and recorded on August 5, 1997. Also see Quitclaim Deed in Book 10528, Page 42 Warranty Deed in Book 5223, Page 296, Order Admitting Will to Probate for Estate of Thomas Isacc Hanner in Instrument No. 20240913-0070806. Also see Last Will and Testament of Thomas Isaac Hanner in Instrument No. 20240913-0070807 and Estate of Thomas Isaac Hanner in Instrument No. 20240913-0070806, which contains the Order Admitting Will to Probate of Davidson County, TN, for Ancillary Administration, and said Will appointed Linda Mazingo Hanner as Executor of the Estate of Thomas Isaac Hanner. The Will of Thomas Isaac Hanner established a Testamentary Trust, TENNESSEE PROPERTY TRUST, and appointed Linda Mazingo Hanner as Trustee of the Testamentary Trust.

Restrictive covenants of record in Book 4037, Page 583 , Register's Office said County. "Covenants, conditions and restrictions "provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted".

This conveyance is subject to Restrictive Covenants of record in Book 4037, Page 583, Register's Office for said County.

All matters pertaining to the Plat including Restrictions, Easements and Setback Lines as set out per Plat 3842, Page 72, Register's Office for said County. Covenants, conditions, restrictions and provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted.

unimproved ☐
This is improved ☒ property, known as 113 Cherokee Court, 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. 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.

Witness our hands this 20th day of March, 2025.

Tennessee Property Trust

BY: Linda Mazingo Hanner, Trustee
Linda Mazingo Hanner, Trustee

Estate of Thomas Isaac Hanner

BY: Linda Mazingo Hanner, Executor
Linda Mazingo Hanner, Executor

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Personally appeared before me, Linda Mazingo Hanner as Executor of the Estate of Thomas Isaac Hanner, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed as the Executor of the Estate of Thomas Isaac Hanner.

Witness my hand and seal, at office in Asheville, NC, on this ~~21st~~ MAG 22ND day of March, 2025.

Notary: _____

My commission expire: 27 JUN 2026

notary public
Michael A. Gelman
Buncombe County
North Carolina
my commission
expires 27 June 2026

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Personally appeared before me, Linda Mazingo Hanner as trustee of the Tennessee Property Trust, to me known or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and seal, at office in Asheville, NC, on this ~~21st~~ MAG 22ND day of March, 2025.

Notary: _____

My Commission Expires 27 JUN 2026

File No.: 25-02913-02T

notary public
Michael A. Gelman
Buncombe County
North Carolina
my commission
expires 27 June 2026

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 March 21. 2025.

Affiant Signature

28th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of March, 2025

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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