This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24209-DJ

Karen Johnson Davidson County
Batch# 1272996 DEEDWARR
05/14/2025 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250514-0037966

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Kirsten Virden
Affiant

Subscribed and sworn to before me, this the 13th day of May, 2025.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2028

Bria Sawyers
Notary Public
My Commission Expires: 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mayki J. Dominguez Miranda 3729 Bakertown Road Nashville, TN 37211	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	148-06-0-133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Paul Cecil Hendricks, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mayki J. Dominguez Miranda, unmarried** hereinafter called the Grantee(s), his/her/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 all of Lot No. 5, Mangum Heights, according to survey and plat of same appearing of record in Book 2330, page 147, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Paul Cecil Hendricks by Quitclaim Deed from Paula Jean Young, Maria Antionette Hendricks, Stanley Gaines Hendricks and Lynda Lynette Givens, dated April 9, 2021, recorded April 12, 2021, of record in Instrument No. 20210412-0048174, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3729 Bakertown Road, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of May, 2025.

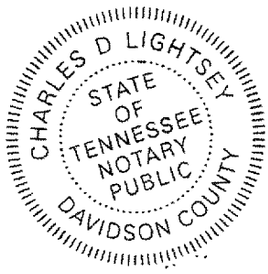
GRANTOR:

Paul Cecil Hendricks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Cecil Hendricks, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of May, 2025.



Notary Public
My Commission expires: 3/3/26

I, Kirsten Virden, 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 5/13/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 5-13-25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of May, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

