Karen Johnson Davidson County
Batch# 1275237 DEEDWARR
05/20/2025 07:08:30 AM 3 pgs
Fees: $18.00 Taxes: $6,507.23
20250520-0039444

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,758,710.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-0612

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Fernando H. Munoz and Stephanie C. Munoz	SAME	172-09-0A-098.00-CO
(NAME)	(NAME)	
5999 Edmondson Pike		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Seven Hundred Fifty-Eight Thousand Seven Hundred Ten And No/100 Dollars ($1,758,710.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AARON W. MARSHALL AND JACQUELINE A. MARSHALL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FERNANDO H. MUNOZ AND STEPHANIE C. MUNOZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, 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. 98 on the Plan of Final Plat of Section Two, Banbury Crossing of record in Plat Book 9700, Page (s) 605 through 609, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aaron W. Marshall and Jacqueline A. Marshall, husband and wife by Warranty Deed from Kathy M. Harriman and husband, Robert R. Harriman of record in Instrument No. 20140205-0010162 Register's Office for Davidson County, Tennessee, dated January 31, 2014 and recorded on February 05, 2014.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 605 through 609, Inclusive, as corrected in Book 10970, Page 943, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 549, Register's Office for Davidson County, Tennessee. Restrictions set out in Deed(s) of record in Book 4148, Pages 75, 196, 247, 254, 261, 264 and 292, and Book 4693, Page 690, in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement(s) of record in Book 1174, Page 153, Book 2438, Page 392 and Book 2438, Page 460, Register's Office for Davidson County, Tennessee. Right of Way Easement contained in Deed of record in Book 2930, Page 71 and Book 3673, Page 551, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 10633, Page 330, Register's Office for Davidson County, Tennessee. Deed of Conveyance to Metro Government for Water and Sewerage Services of record in Book 11497, Page 542, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10219, Page 518, Register's Office for Davidson County, Tennessee. Agreement of record in Book 11213, Page 82, in the Register's Office for Davidson County, Tennessee. Restrictive Covenants for Detached Structure of record in Instrument Number 20140304-0018004 and Instrument No. 20030319-0036348, in the Register's Office for Davidson County, Tennessee. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways. Subject to rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved ☑ property, known as 5999 Edmondson Pike, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 19th day of May, 2025.

Aaron W. Marshall

Jacqueline A. Marshall

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron W. Marshall and Jacqueline A. Marshall, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness our hands this 19th day of May, 2025.

Notary Public

My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, Anthony N. Greco, 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 the 19 day of May, 2025.

Anthony N. Greco, Affiant — 05/19/2025 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 19 day of May, 2025

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027