Karen Johnson Davidson County
Batch# 1283881 DEEDWARR
06/10/2025 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,787.10
20250610-0045652

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-2446

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $483,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ day of June, 2025

Notary Public

Commission Expires: 4/18/2026

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Scott Maxwell and Rebecca Lynn Maxwell 4108 New Hope Meadow Road Hermitage, TN 37076	Texana Bank, N.A. 1698 Keller Blvd. Suite 100 Keller, TX 76248	087-01-0-003.00

WARRANTY DEED

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, I/WE,

Alberto Meneces, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Maxwell and Rebecca Lynn Maxwell, 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. 3 on the Plan of New Hope Meadows- Phase I, First Revision of record in Plat Book 6900, Page 653, 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 Alberto Meneces, an unmarried man by Warranty Deed from Donald R. Osborn and wife, Susan B. Osborn of record in Instrument No. 20170920-0096231 Register's Office for Davidson County, Tennessee, dated September 18, 2017 and recorded on September 20, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4108 New Hope Meadow Road, Hermitage, TN 37076

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 so 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.

Dated this the 30th day of May, 2025.

Alberto Meneces

Alberto Meneces

STATE OF Florida
COUNTY OF Osceola

On this 30th day of May, 2025, before me personally appeared Alberto Meneces, 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 30th day of May, 2025.

Marilyn Luehrs

Notary Signature
My commission expires: 10-9-28

Marilyn Luehrs
Comm.: HH 601971
Expires: Oct. 9, 2028
Notary Public - State of Florida

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 5/30/2026.

Affiant Signature – Joshua A. Terry

6/9/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/9/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27