WARRANTY DEED

Karen Johnson Davidson County
Batch# 1303526 DEEDWARR
07/30/2025 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,903.65
20250730-0060108

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/28/2027

(AFFIX SEAL)

State of Tennessee Notary Public Sumner County

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jaylen Michael L. Mitchell Fostyk	Regions Bank dba Regions Mortgage	097-02-0A-587.00
(NAME)	(NAME)	
2116 Hickory Brook Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ismaias Lemuel Recinos and Nicole Tara Recinos, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jaylen Michael L. Mitchell Fostyk and Courtney Mitchell, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 587, as shown on the map entitled Villages of Riverwood Section One Phase 5A, of record in Instrument No. 20161011-0107256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Ismaias Lemuel Recinos and Nicole Tara Recinos, husband and wife by Warranty Deed from Carrie E. Poss, unmarried, dated 10/02/2019, of record in Instrument No. 20191002-0100632, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2116 Hickory Brook Drive, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28th day of July, 2025.

Ismaias Lemuel Recinos

Nicole Tara Recinos

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ismaias Lemuel Recinos and Nicole Tara Recinos, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of July, 2025.

Notary Public:
My Commission Expires: 1.31.29

WILSON COUNTY
TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 7/28/2025 (date of document).

Affiant Signature

7/29/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 29 day of July, 2025.

Notary's Signature

My Commission Expires: 1-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County