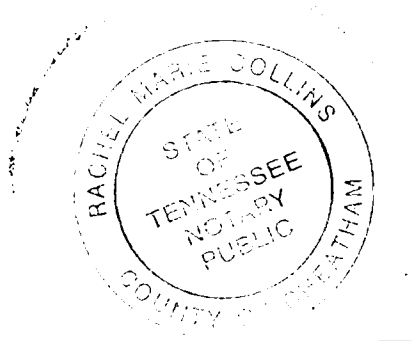
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1330216 DEEDWARR
10/03/2025 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20251003-0079061



STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Kristen Vinder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2025.

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3.21.2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0353

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Filoteo Martinez and Veronica Martinez	New Owner	Map: 165-00-0-081.00
(NAME) 3873 Hamilton Church Rd.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($290,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SONJA T. JANNELLI, TRUSTEE OF THE VIVIAN P. TIDWELL REVOCABLE LIVING TRUST DATED APRIL 1, 2024,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FILOTEO MARTINEZ AND VERONICA MARTINEZ, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in Hamilton Church Road at the northeast corner of the property conveyed to William Hall Parker and wife, by deed from Robert Lusk and wife, of record in Book 2536, page 592, said Register's Office; thence with the Easterly line of said Parker property, Southwardly 426 feet, more or less, to the Southerly line of the property conveyed to Binnie Briggs Lusk by deed from Harry Warnick and wife, of record in Book 1514, page 334, and re-recorded in Book 2535, page 581, said Register's Office; thence with said line, South 79 deg. 15' East 100 feet; thence Northwardly 437 feet, more or less, to a point in

Hamilton Church Road, South 87 deg. 15' East 100 feet from the Northeast corner of said Parker property; thence with said Road North 87 deg. 15' West 100 feet to the beginning.

Being the same property conveyed to Vivian P. Tidwell, Trustee of The Vivian P. Tidwell Revocable Living Trust dated April 1, 2024, by deed from Vivian P. Tidwell, of record in Instrument No. 20240402-0023170, dated April 1, 2024, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3873 Hamilton Church Rd., Antioch, TN 37013
(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 26th day of September, 2025.

The Vivian P. Tidwell Irrevocable Living Trust dated April 1, 2024

BY: Sonja T. Jannelli, Trustee
Sonja T. Jannelli
Trustee

STATE OF TENNESSEE
COUNTY OF MECKLENBURG

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sonja Jannelli, Trustee of the The Vivian P. Tidwell Irrevocable Living Trust dated April 1, 2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of the The Vivian P. Tidwell Irrevocable Living Trust dated April 1, 2024, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Sonja Jannelli, as Trustee.

Witness my hand and official seal this 26th day of September, 2025.

My commission expires: 09/19/2029

Wanda S. Ezell, Notary Public
Notary Public

WANDA S. EZELL
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
09/19/2029

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 09/26/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/26/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of September, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

