Karen Johnson Davidson County
Batch# 1338625 DEEDWARR
10/27/2025 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,496.65
20251027-0085102

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON

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

File No.: 2025-1583

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Hilda E. Sunun Pablo and Jorge L. Trista Ruiz	Foundation Mortgage Corporation, a Corporation	042-09-0-027.00
(NAME)	(NAME)	
404 Kemper Drive	1680 Michigan Avenue Suite # 700	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Miami Beach FL 33139	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Four Thousand Five Hundred And No/100 Dollars ($404,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MORGAN H. WHEELER N/K/A MORGAN H. ETHERIDGE, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HILDA E. SUNUN PABLO AND JORGE L. TISTA RUIZ, A MARRIED COUPLE,** 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. 100 on the Plan of Kemper Heights, Section One of record in Plat Book 2331, Pages 65 and 66, 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 Morgan H. Wheeler, a single woman by Warranty Deed from Michael Hill and wife Diana L. Hill of record in Instrument No. 20170719-0072803, Register's Office for Davidson County, Tennessee, dated July 17, 2017 and recorded on July 19, 2017.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. 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.

unimproved ☐
This is improved ☑ property, known as 404 Kemper Drive, Madison, TN 37115
(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 22 day of October, 2025.

Morgan H. Wheeler n/k/a Morgan H. Etheridge

Morgan H. Wheeler n/k/a Morgan H. Etheridge

Daniel Etheridge joins this conveyance for the express purpose of relinquishing all his right, title, and interest to said property, marital or otherwise

Daniel Etheridge

STATE OF TENNESSEE
COUNTY OF Sumner

On this 22 day of October, 2025, before me personally appeared Morgan H. Wheeler n/k/a Morgan H. Etheridge and Daniel Etheridge, 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 (or person's) free act and deed.

Helen F. Mackey
Notary Public

My Commission Expires: 06-29-27

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Yvette Meldrum, 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 October 22 4pm CT, 2025.

Affiant Signature _____

October 22, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 of October 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: 10/4/27

