Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1345655 DEEDWARR
11/13/2025 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20251113-0090420

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marlily Villatoro Perez and Stephanie D. Banales Villatoro and Marla Rui Villatoro Perez	**New Owner**	Parcel ID: 176 05 0A 114.00
(NAME) 5352 Sunnyvale Dr.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Lynda Marie Fitzhugh and Brian Fitzhugh, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marlily Villatoro Perez, an unmarried woman and Stephanie D Banales Villatoro, an unmarried woman and Marla Rui Villatoro Perez, an unmarried woman**, 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. 101 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Pages 884-887, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Lynda Marie Smith, an unmarried woman from Howard Douglas Patterson, unmarried by Warranty Deed dated June 8, 2020 and recorded on June 17, 2020 in Instrument No. 20200617-0063124, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lynda Marie Fitzhugh and Brian Fitzhugh, husband and wife from Lynda Marie Fitzhugh Formerly Known as Lynda Marie Smith by Quitclaim Deed dated April 19, 2021 and recorded on April 26, 2021 in Instrument No. 20210426-0055028, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5352 Sunnyvale Dr., Antioch, TN 37013

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 12th day of November, 2025.

Lynda Marie Fitzhugh

Brian Fitzhugh

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Lynda Marie Fitzhugh and Brian Fitzhugh, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of November, 2025.

Notary Public

My Commission Expires:

(SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 November 12, 2025 (date of document).

Affiant Signature

November 13, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13 day of November, 2025.

Emilee Barrett

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

202511130090420