Karen Johnson Davidson County
Batch# 1369533 DEEDWARR
01/13/2026 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20260113-0003271

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7932-AJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $389,000.00.

AS
Affiant

Subscribed and sworn to before me, this the 12th day of January, 2026.

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-29

Notary Public
My Commission Expires:

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
Elvira Martinez Duarte and Roberto J. Vicenteno De La Cruz 3345 Towneship Rd Antioch, TN 37013	Southwest Funding, LP 13150 Coit Rd. Suite 100 Dallas, TX 75240	150-11-0-139.00 **150-11-0-139.0**

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Evert W. Mitchell, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Elvira Martinez Duarte, a married woman, and Roberto J. Vicenteno De La Cruz, a single man as joint tenants with right of survivorship** (individually and/or collectively, "Grantee"), 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. 200 on the Plan of TOWNE VILLAGE OF THE COUNTRY, SECTION THREE, of record in Plat Book 5200, Page 268 & 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Evert W. Mitchell, a married man by Warranty Deed from Hensley Group, LLC, a Tennessee Limited Liability Company, of record Instrument No. 20231205-0094053 Register's Office for Davidson County, Tennessee, dated November 30, 2023, and recorded on December 05, 2023. Hattie Mitchell joins in this conveyance to transfer any and all interest she may have in the property whether marital or otherwise.

This is improved property located at: **3345 Towneship Road, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2026.

GRANTOR:

Evert W. Mitchell

Hattie Mitchell

STATE OF Michigan
COUNTY OF Kalamazoo

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Evert W. Mitchell and Hattie Mitchell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of January, 2026.

Notary Public
My Commission expires: 10/2/26

JAY L HENRY
Notary Public - State of Michigan
County of Kalamazoo
My Commission Expires Oct 2, 2026
Acting in the County of Kalamazoo

202601130003271

Certificate of Authenticity

I, Pam Autry, 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 **January 12, 2026**.

Date

Affiant Signature

January 12, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **January**, 20**26**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)