Karen Johnson
Batch # 1449679
07/21/2026 09:43:24 AM
Fees: $18.00 Taxes: $1,294.63
Davidson County
DEEDWARR
3 pgs
20260721-0065730

WARRANTY DEED

This instrument prepared by: Walter N. Winchester, Esq.
Winchester, Sellers, Foster & Steele, P.C.
100 Bluegrass Commons Blvd., Suite 2170
Hendersonville, TN 37075
Phone: (865) 637-1980

Responsible Taxpayer and Property Owner:
Send Tax Bills To:
FirstBank
722 Columbia Ave Ste 4
Franklin, TN 37064
Map/Parcel No. 75-10-0-144.00

Lucero M. Chavez & Anahi M. Chavez
8308 Terry Lane
Hermitage, TN 37076

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $349,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kim Graves
Affiant

Sworn to and subscribed before me, this 17 day of July, 2026.
Kayla R. Johnson
Notary Public
My Commission Expires: 3/27/27

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INDENTURE is made this the 17th day of July, 2026, by and between **Margaret R. Whitely** (hereinafter the "Grantor"), and **Lucero Munoz Chavez and Anahi Munoz Chavez, ~~Husband and Wife~~*** (hereinafter collectively "Grantee").
* both unmarried.

WITNESSETH:

That said Grantor for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable considerations in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby, bargain, sell and convey unto said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee, together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, the following described Demised Premises:

Record & Return To:
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

Land in Davidson County, Tennessee, being Lot No. 179, on the Plan of Hermitage Estates, as of record in Book 3300, Page 71, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Gordon Travis Whitely and wife, Margaret R. Whitely by Warranty Deed from A. H. Johnson and wife, Malvin Johnson, dated 11/10/1964, of record in Book 3833, Page 486, Register's Office for Davidson County, Tennessee. ***The said Gordon Travis Whitely died on July 26, 2017, leaving the said Margaret R. Whitely the sole surviving tenant by the entirety.***

TO HAVE AND TO HOLD the said Demised Premises to the said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee forever.

AND said Grantor, for Grantor and for the heirs, representatives, executors, administrators, successors, and assigns of Grantor, does hereby covenant with said Grantee and the heirs, representatives, executors, administrators, successors and assigns of Grantee, that Grantor is lawfully seized of the Demised Premises herein conveyed; Grantor has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons; and that said Demised Premises are free from all encumbrances, ***EXCEPT*** the lien of current *ad valorem* property taxes, assumed and to be paid by Grantee based upon pro-ration at closing.

IN WITNESS WHEREOFR, the Grantor has executed this or caused the same to be executed by a duly authorized representative this the date first written above.

GRANTOR: Margaret R. Whitely by
Lorette Whitely Mattox, Attorney in Fact

Margaret R. Whitely by Lorette Whitely Mattox, Attorney-in-Fact for Margaret R. Whitely, pursuant to the Durable General Power of Attorney of record at Instrument No. 20260709-0061943 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE §
§
COUNTY OF Wilson §

Personally appeared before me, a duly commissioned Notary Public in and for the County and State aforesaid, **Lorette Whitely Mattox, Attorney in Fact for Margaret R. Whitely,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 17th day of July, 2026.

Tracey Thompson

Record & Return To:
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

Notary Public

My Commission Expires: 1.31.29

