This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 566519 DEEDWARR
02/03/2021 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210203-0015516

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Armondo S. Hernandez 2965 McGavock Pike Nashville, TN 37214	Security National Mortgage Company 9737 Great Hills Trail, Suites 200 &200 Austin,TX 78759	073160-036.00

THIS INDENTURE, made this 22nd day of January, 2021 between

David L. Thomas and wife, Linda L. Thomas fka Linda L. Webb

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Armondo S. Hernandez, a single man

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 3rd Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 152 on the Plan of Sunset View, Section 1, of record in Book 2331, Pages 100 and 101, and revised in Book 2663, Pages 270and 28, Register's Office for Davidson County, Tennessee, where said Plan Reference describes a more accurate description of said property.

Said Lot No. 152 fronts 125 feet on the southwesterly margin of McGavock Pike and extends back southwesterly between parallel lines 240 feet to a dead-line in the rear measuring 125 feet thereon.

Being the same property conveyed to David L. Thomas and Linda L. Webb, as joint tenants with right of survivorship by Warranty Deed dated 10/17/1984 from Loretta K. Kistner of record in Book 6406, Page 124, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2965 McGavock Pike, Nashville, TN 37214.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and paid at closing., and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

David L. Thomas

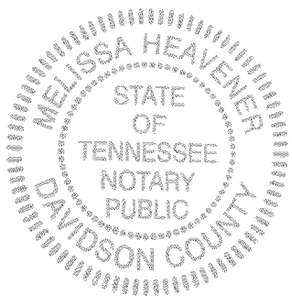
Linda L. Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David L. Thomas and Linda L. Webb, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 2nd day of January, 2021.

Notary Public
My Commission Expires: 7/3/2023



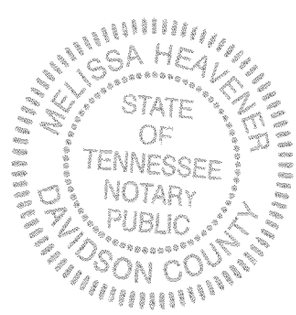
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $375,000.00.

Affiant

Sworn to and subscribed before me, this 2nd day of January, 2021.

Notary Public
My Commission Expires: 7/3/2023



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY