Name and Address of New Owner:
Fernando Ruiz Hernandez
5240 Green Leaf Drive
Nashville, TN 37211

Send Tax Bills To:
Fernando Ruiz Hernandez
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 161080A00200CO

Karen Johnson Davidson County
Batch# 688016 DEEDWARR
07/30/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210730-0103038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Terron D. Mercer and Dana K. Mercer, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Fernando Ruiz Hernandez and Camila Ruiz,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2 ON THE MASTER DEED OF GREENLEAF DRIVE TOWNHOMES PLAT OF RECORD IN INSTRUMENT NO. 200909250089272 AND AMENDED IN INSTRUMENT NO. 200910150095426, A RE-SUBDIVISION OF LOT 3 ON THE PLAN OF GREENLEAF HEIGHTS SUBDIVISION, THE SAME BEING A PART OF THE RE-SUBDIVISION OF RESERVE PARCEL "B", GREENLEAF HEIGHTS, AS OF RECORD IN PLAT BOOK 6200, PAGE 665, AMENDED IN BOOK 7426, PAGE 454, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TERRON D. MERCER AND DANA K. MERCER, HUSBAND AND WIFE, BY WARRANTY DEED FROM NADER KARSHENAS, UNMARRIED, RECORDED ON OCTOBER 19, 2009, OF RECORD IN INSTRUMENT NO. 20091019-0096381, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 5240 GREEN LEAF DR., NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of July, 2021.

_____(SEAL)
Terron D. Mercer

_____(SEAL)
Dana K. Mercer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2021, before me personally appeared Terron D. Mercer and Dana K. Mercer, 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's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of July, 2021.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 23rd day of July, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-2962

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

Tennessee Certification of Electronic Document

I, John A Bell, Jr, 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 July 23, 2021 (date of document).

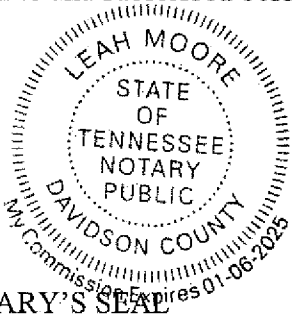
Regina Sullo
Affiant Signature

July 29, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 29 day of July, 2021.



Leah Moore
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL