This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $340,000.00.

Affiant

Subscribed and sworn before me this the 10th day of September, 2021.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 717246 DEEDWARR
09/15/2021 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210915-0124116

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jose J. Hernandez Cervantes 3915 E. Ridge Drive Nashville, TN 37211	Jose Cervantes 3915 E Ridge Dr Nashville, TN 37211	148-10-0 061.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN D. WILDER, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JOSE J. HERNANDEZ CERVANTES AND ALMA LIDIA SALAZAR CAZARES,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Locustwood Subdivision, Section 2, as shown on plat of record in Plat Book 2331, Page 147, in the Register's Office for Davidson County, TN, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Benjamin D. Wilder, by deed dated 04/10/2009, from William Swoner and Brian Faircloth, both unmarried, of record in Instrument No. 20090416-0034579, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3915 E. Ridge Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 10th day of September, 2021.

Benjamin D. Wilder

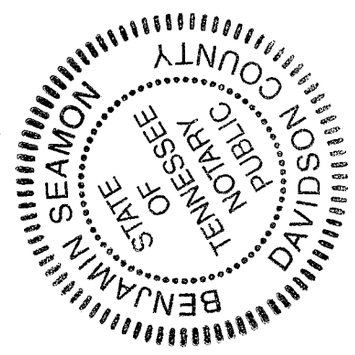
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Benjamin D. Wilder,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of September, 2021.

My commission expires: 9-6-22

Notary Public



Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 09-10-2021 (date of document).

Affiant Signature

09-14-2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024