WARRANTY DEED

Karen Johnson Davidson County
Batch# 838131 DEEDWARR
04/11/2022 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,666.93
20220411-0041867

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,522.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 day of April, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Alexander Nicholson	New Owner	150-1-1.00
(NAME)	(NAME)	
248 Bell Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220427

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Miguel Hernandez, Jr. and Abigail E. Hernandez** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Alexander Nicholson, IV, a single man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 270 on the plan of Edge-O-Lake Estates, Section 1, as of record in Plat Book 3600, page 43, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Lewis C. Tackett by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20120103-0000180 Register's Office for Davidson County, Tennessee, dated December 19, 2011 and recorded on January 3, 2012.

Being the same property conveyed to Trustee Inc., as Trustee of the Tackett Family Land Trust, with full power to sale without the joiner of any beneficiary by Warranty deed from Lewis C. Tackett and Rebecca Tackett of record in Instrument No. 20210621-0083057 Register's Office for Davidson County, Tennessee, dated June 16, 2021 and recorded on June 21, 2021.

BEING the same property conveyed to Miguel Hernandez Jr. and wife, Abigail E. Hernandez by Warranty Deed from Trustee Inc., as Trustee of the Tackett Family Land Trust, dated August 19, 2021, and filed of record in Instrument No. 20210820-0112805, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3679, page 724, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 248 Bell Road, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of April, 2022.

Miguel Hernandez, Jr.

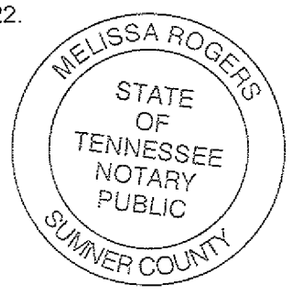
Abigail E. Hernandez

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Miguel Hernandez, Jr. and Abigail E. Hernandez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st of April, 2022.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/25/25



Certificate of Authenticity

I, Joshua A. Terry, 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 4/1/22.

Affiant Signature

4/4/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/4/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON