RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-6805-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 838269 DEEDWARR
04/12/2022 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20220412-0042039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH day of Mar, 2022.

NOTARY PUBLIC

My commission expires: 9/23/25

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susana Herrera 146 Saddle Tree Court Hermitage, TN 37076	Same address as new owner	064-12-0A-146-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIVE THOUSAND AND 00/100 Dollars ($205,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RICARDO L. HERRERA AND SHARON J. HERRERA**, husband and wife, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SUSANA HERRERA**, single woman, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 146, as shown on the map entitled Fox Run Condominium Apartments, of record in Book 4860, page 52, and established by Master Deed of record in Book 4956, page 582, as amended in Book 8510, page 92, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ricardo L. Herrera and Sharon J. Herrera, husband and wife, from Michael R. Hunley and Patricia L. Hunley, husband and wife, by Warranty Deed dated January 10, 2018 and recorded January 10, 2018 in Instrument #20180110-0003528, said Register's Office.

This is improved property, known as: 146 Saddle Tree Court, Hermitage, TN 37076.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 31st day of March, 2022

GRANTOR(S)

Ricardo L. Herrera

Sharon J. Herrera

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Ricardo L. Herrera and Sharon J. Herrera, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of March, 2022

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 9/23/25

FRANK W. ROBERTS
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/31/22 (date of document).

Frank Roberts

3/31/22
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 31st day of March, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

