WARRANTY DEED

Karen Johnson Davidson County
Batch# 845812 DEEDWARR
04/26/2022 12:01:30 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20220426-0047936

W-EXP-22-824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas James Taylor, III	**FirstBank, and/or Secretary of Housing and Urban Development**	
(NAME)	(NAME)	
824 Brooks Ave	**722 Columbia Avenue**	**043-05-0-273.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUIS A. HERNANDEZ, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS JAMES TAYLOR, III, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 4 on the Plan of the First Revision of Lots 5, 6, & 7, Crestview Estates, of record as Instrument No. 20060830-0107343 Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot. Said plan was prepared by Tommy E. Walker, RLS No. 1465, P. O. Box 495, Ridgetop, TN 37152.

Being the same property conveyed to Luis A. Hernandez, and wife, Michelle Hernandez by Warranty Deed from Steve Sloan of record in Instrument No. 20070604-0066281 Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on June 04, 2007.

Being the same property conveyed to Luis A. Hernandez by Quitclaim Deed from Michelle Hernandez of record in Instrument No. 20190508-0043028 Register's Office for Davidson County, Tennessee, dated May 03, 2019 and recorded on May 08, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 843, Page 81 and Plat at Instrument No. 20060830-0107343, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **824 Brooks Ave, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 20th DAY OF APRIL, 2022.

Luis A. Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUIS A. 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212