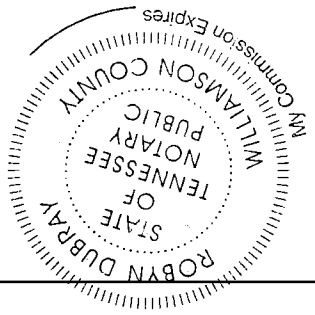
Karen Johnson Davidson County
Batch# 889939 DEEDWARR
07/15/2022 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20220715-0081680



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $705,000.00.

Cynthia J. Atkins
Affiant

Sworn to and subscribed before me this 15th day of July, 2022.

Robyn Dubray
Notary Public
My Commission Expires: 1-19-2025

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Teresa A Hall Trust	3723B Burrus Street	3651 Crescent Dr.	
			061-14-0A-002.00-CO
	Nashville, TN 37216	Lafayette,CA 94549	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Donald E. Hernandez, an unmarried man,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Teresa A. Hall, as trustee of the Teresa A. Hall Trust dated June 5, 2018,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit B of 3723 Burrus Street Townhomes, as shown on the plat attached as Exhibit C to the Declaration of Covenants, Conditions and Restrictions for 3723 Burrus Street Townhomes, of record in Instrument No.20150729-0074668, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald E. Hernandez, an unmarried man by Warranty deed from Jose Antonio Marin and Lauren M. Marin, husband and wife of record in Instrument No. 20180703-0064221 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 03, 2018.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2022, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 894, Page 640, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20150729-0074668, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
HOA Charter of record in Instrument No. 20150804-0076898, in the Register's Office for Davidson County, Tennessee.
Driveway Agreement of record in Instrument No. 20010110-0003280, with Modification of Driveway Agreement and Grant of Easement for Ingress and Egress of record in Instrument No. 20160212-0013893 and Scrivener's Affidavit of record in Instrument No. 20160222-0016667, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 15th day of July, 2022.

Donald E. Hernandez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Donald E. Hernandez, an unmarried man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of July, 2022.

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

NOTARY PUBLIC
My Commission Expires: 10/26/24

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 15, 2022.

Affiant Signature

7/15/2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 15 day of July, 2022.

(SEAL)



Notary Public

My Commission Expires: FEBRUARY 24, 2026

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