Karen Johnson Davidson County
Batch# 908529 DEEDWARR
08/26/2022 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220826-0096410

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Darlene Brandt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August, 2022

Notary Public

MY COMMISSION EXPIRES: 11-6-2024.

(AFFIX SEAL)

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MST 2022-1138

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darlene Michelle Brandt	InterLinc Mortgage Services, LLC	108-08-0-167.00
(NAME)	(NAME)	
3211 Lakeford Drive	5875 N Sam Houston Pkwy W., Ste. 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Houston, TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Erica V. Hernandez, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darlene Michelle Brandt, unmarried woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 66-A on the Plan of Zone Lot Division Lots 65, 66 and 67 of Section 3, East Lake Subdivision of record in Plat Book 5200, Page 677, amending Plat Book 5200, page 342, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erica V. Hernandez by Warranty deed from Jerry Butler Builders, Inc. of record in Instrument No. 20060809-0098039 Register's Office for Davidson County, Tennessee, dated July 31, 2006 and recorded on August 09, 2006.

The said Erica V. Hernandez was married when she acquired the subject property. She became divorced by Final Decree of the Fourth Circuit Court of Davidson County at Nashville dated September 30, 2009. Said decree vested title in Erica V. Hernandez and divested her ex-spouse of all right, title, and interest in and to the subject property. See case no. 07D2278.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. 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 5200, Page 342 and amended Plat Book 5200, Page 677, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 5761, Page 355, Book 6144, Page 278 and Book 5997,page 794, 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 the flow of any creeks, streams, or branches across subject property.

This property, known as 3211 Lakeford Drive, Nashville, TN 37214
(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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 25th DAY OF AUGUST, 2022.

Erica V. Hernandez

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Erica V. Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of August, 2022.

Notary Public

My commission expires: 4/24/23

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 August 25, 2022.

Affiant Signature

Date: 8/25/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 25, 2022.

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

