Karen Johnson Davidson County
Batch# 914251 DEEDWARR
09/08/2022 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20220908-0100756

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2022.

_____
Notary Public

MY COMMISSION EXPIRES: 3.3.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-14937NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nehemiah Hernandez and Emily Hernandez	Nehemiah Hernandez and Emily Hernandez	06413003000
(NAME)	(NAME)	
410 Blue Hills Drive	410 Blue Hills Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thousand And No/100 Dollars ($200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, TERESA B. GREEN, DEVISEE UNDER THE WILL OF HARVEY H. BUCK,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEHEMIAH HERNANDEZ AND EMILY HERNANDEZ, HUSBAND AND WIFE,** 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. 31 of Block No. 3 on the Plan of Berryville, as of record in Book 421, page 117, Register's Office for said County.

SAID Lot No. 31 fronts 50 feet on the westerly side of Wood Avenue, and runs back between parallel lines

150 feet to an alley.

Being the same property conveyed to Harvey Buck, unmarried by Deed dated July 5, 2013 from Frank O. DeCarla, unmarried, of record in Instrument Number 20130730-0079114, Register's Office for Davidson County, Tennessee. The said Harvey Buck having since died on August 2, 2016, testate leaving his interset in the property to Teresa B. Green, as the Devisee of his Last Will and Testament of record in Case No. 17P335, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

unimproved ☐
This is improved ☒ property, known as 4321 Woods Street, Old Hickory, TN 37138
(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 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 our hands this 7th day of September 2022.

Teresa B. Green

STATE OF TENNESSEE
COUNTY OF Williamson

On this 7th day of September 2022, before me personally appeared **Teresa B. Green** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 7th day of September 2022.

Commission Expires: 8/8/26

ANDREW H. MAGGEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Certification of Recorded Documents

I, Laura Hamann, 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 September 7, 2022.

(AFFIANT) – Laura Hamann

09/07/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 7th day of September, 2022.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY