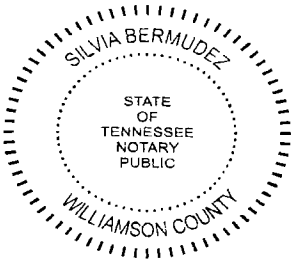
Karen Johnson Davidson County
Batch# 919397 DEEDWARR
09/20/2022 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220920-0104696



STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$375,000.00**

Affiant

Subscribed and sworn to before me, this **20th day of September, 2022.**

Notary Public
My commission expires: 2/25/25

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Leonardo Garriga and Ernesto Jimenez Suarez **925 Neelys Bend Road** **Madison, TN 37115**	**Cardinal Financial Company, Limited Partnership dba Peoples Home Equity** **P.O. Box 961292** **Fort Worth, TX 76161-0292**	**05207001100**

FOR AND IN 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 ACKNOWLEDGE, WE,

Dimas Hern and Belinda A. Hern, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leonardo Garriga, an unmarried man, and Ernesto Jimenez Suarez, an unmarried man, as joint tenants

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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 1 of Block "B" on the unrecorded plan of Homeacres, described according to a survey made by Blanchard and Parrish, Engineers, August 16, 1939, as follows: Beginning on the Northerly margin of Neeley's Bend Road, and the corner of Lots Nos. 1 and 2; thence with the line between said two lots, Northwardly 275 feet to the South line of Lot No. 22 thence with the line between Lots Nos. 1 and 22, Eastwardly 100 feet to the Westerly margin of Center Street; thence with same Southwardly 246.8 feet to the beginning of the curve; thence around said curve with a radius of 20 feet, Southwestwardly 38.2 feet to the Northerly margin of Neeley's Bend Road; thence with same Westwardly 71.8 feet to the beginning.

Being the same property conveyed to Dimas Hern and Belinda A. Hern, as joint tenants with right of survivorship, by Quitclaim Deed from Dimas Hern, of record in Instrument No. 20191210-0127107, in the Register's Office of Davidson County, Tennessee, dated December 05, 2019 and recorded on December 10, 2019.

Being the same property conveyed to Dimas Hern, by Warranty Deed from Robert B. Ingle and wife, Rebecca L. Ingle and Patsy A. Duffer, of record in Book 11463, Page 841, in the Register's Office of Davidson County, Tennessee, dated March 10, 1999 and recorded on May 05, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **925 Neelys Bend Road, Madison, TN 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 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 in 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 **20th day of September, 2022.**

Dimas Hern

Belinda A. Hern

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 20th day of September, 2022, before me personally appeared Dimas Hern and Belinda A. Hern, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of September, 2022.

Notary Signature
My commission expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

HE-2022-152

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 09/20/22 (date of document).

Affiant Signature

09/20/22

Date

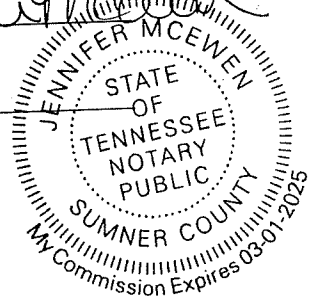
State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 20th day of September, 2022

Notary Public

My Commission Expires:



NOTARY'S SEAL