Karen Johnson Davidson County
Batch# 972796 DEEDWARR
02/21/2023 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,738.63
20230221-0012285

**Prepared By & Return To:**
Tennessee Title Services LLC-Murfreesboro
720A South Church Street
Murfreesboro, TN 37130
M-23-118

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00

Affiant

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of February, 2023

Notary Public

Commission Expires: 1/11/26

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Blas Hernandez<br>4224 Longfellow Drive<br>Nashville, TN 37214 | new owner | 062-02-0B-269.00-CO |

# WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

**Joshua E. Dingus and Kimberly Berry, NKA Kimberly Dingus, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Blas Hernandez, a single man**

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 all of Lot Number 253, on the plan of First Revision, Cluster Lot Development, Abbington Park, Phase Two - Section One, of record in Instrument No. 20081024-0106746, as corrected by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua E. Dingus, unmarried, and Kimberly Berry, unmarried, as tenants in common, by Warranty Deed from Brandon Newton, a married person, of record in Instrument No. 20170911-0093027 Register's Office for Davidson County, Tennessee, dated September 6, 2017 and recorded on September 11, 2017. Joshua E. Dingus and Kimberly Berry having since married. Kimberly Berry is now known as Kimberly Dingus.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4224 Longfellow Drive, Nashville, TN 37214.

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 so 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.

Dated this the 17th day of February, 2023.

Joshua E. Dingus

Kimberly L. Dingus

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this ~~21~~17st day of February, 2023, before me personally appeared Joshua E. Dingus and Kimberly L Dingus, 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 17th day of February, 2023.

Notary Signature
My commission expires: 5-16-26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

**Tennessee Certification of Electronic Document**

I, Paul Soper, 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 2/7/23 (date of document).

Affiant Signature

2/21/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

