WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. i-20150-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 978055 DEEDWARR
03/07/2023 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.13
20230307-0016477

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2023

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 6-9-2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co,
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Salvador Bacaj-Hernandez	New Owner	18-3-8
(NAME)	(NAME)	
212 Pear Orchard Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20230229

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, I/we, **Roy L. Herndon and wife, Linda P. Herndon**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Salvador Bacaj-Hernandez, a married 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 15 on the plan of Connell Hills, of record in Book 2900, page 141, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 15 fronts 162.0 feet on the southwesterly margin of Pear Orchard Drive and extends back 386.3 feet on the northwesterly line and 372.3 feet on the southeasterly line to a dead line at the northeasterly margin of the right-of-way of the Louisville & Nashville Railroad measuring 98.0 feet thereon.

BEING the same property conveyed to Roy L. Herndon and wife Linda P. Herndon by Warranty Deed from H. Preston Balthrop and wife, Bettye M. Balthrop, dated September 13, 1978 and filed of record in Book 5338, page 489, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3841, page 24, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also made subject to a sanitary sewer easement appearing of record in Book 4805, page 739, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 212 Pear Orchard Drive, Goodlettsville, TN 37072
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 6th day of March, 2023

Roy L. Herndon by Linda P. Herndon Attorney In Fact
Roy L. Herndon
by Linda P. Herndon, Attorney in Fact

Linda P. Herndon
Linda P. Herndon

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me personally appeared Linda P. Herndon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Roy L. Herndon, and who acknowledged that she executed the same as the free act and deed of Roy L. Herndon.

Witness my hand, at office, this 6th of March, 2023.

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 4/26/26

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Linda P. Herndon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th of March, 2023.

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 4/26/26

Certificate of Authenticity

I, Michael Ferrence, 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 3/6/23.

Affiant Signature

3/7/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of March, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

