STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1010314 DEEDWARR
06/01/2023 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20230601-0041549

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2023.

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 5-31-26
File No. G23-18914

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alejandro Hernandez and Nancy Rivera	SAME AS NEW OWNER	069-16-0-101
(NAME)	(NAME)	
3846 Joe Brown Rd.		
(STREET ADDRESS)	(STREET ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Deborah L. Hollis, Kimberly Fann, and Penny Fann, Heirs at Law of Carrie Fann**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alejandro Hernandez, and Nancy Rivera, tenants by the entirety**, 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 the southeast part of Lot No. 11 on the Map of Ashton Subdivision of the L.M. Lewis Farm of record in Book 421, Page 19, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northwesterly margin of Elizabeth Road (formerly Avenue), 256 feet, more or less, southwesterly from the southwesterly margin of John Mallette Drive (formerly New Hydes Ferry Pike); thence with the northwesterly margin of said Elizabeth Road, southwesterly 100 feet to a point; thence northwesterly 160 feet to a point; thence northeasterly 100 feet to a point; thence southeasterly 160 feet to the beginning.

Being the same property conveyed to Willie F. Fann and wife, Carrie Fann by Deed dated October 19, 1970, recorded October 19, 1970, in Book 4453, Page 222, in the Register's Office of Davidson County, Tennessee. The said Willie F. Fann died January 4, 2018 leaving Carrie Fann as the surviving tenant by the entirety. The said Carrie Fann died intestate December 30, 2022 leaving as her heirs at law, Deborah Hollis and David Fann. The said David Fann predeceased Carried Fann, intestate, on May 12, 2018 leaving Kimberly Fann and Penny Fann his heirs at law. See Affidavit's of Heirships of record in Instrument # 202306010041547 and in Instrument # 202306010041548, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1815 Elizabeth Road, Nashville, TN 37218.

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. Whenever 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 26th day of May, 2023.

Deborah L. Hollis

Kimberly Fann

Penny Fann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May, 2023, before me personally appeared Deborah L. Hollis, Kimberly Fann and Penny Fann, 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 26th day of May, 2023.

Notary Signature
My commission expires: 1/25/26

NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 5/26/23.

Date

Celia Stewart Rouse

Affiant Signature

5/26/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 26th day of May, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY