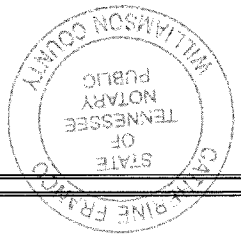
Karen Johnson Davidson County
Batch# 1052811 DEEDWARR
09/21/2023 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20230921-0074420

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845654**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $297,000.00. Affiant Subscribed and sworn to before me, this 20th day of September, 2023. Notary Public My Commission Expires: 5.14.25



WARRANTY DEED

Address New Owner: Gerardo Ruiz Hernandez 4248 Valley Grove Drive Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 086 16 0 085.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Terrell and wife, Hattie F. Terrell,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gerardo Ruiz Hernandez and Delmin N. Guevara Guiza, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 126, on the plan of Section 5, Valley Grove, of record in Plat Book 5200, Page 582, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David Terrell and wife, Hattie F. Terrell, by Quitclaim Deed from David Terrell, the sole owner of the property in fee simple due to the death of Della Terrell on May 18, 2012, for the express purpose of creating a tenancy by the entireties, of record in Instrument No. 20140513-0040996, in the Register's Office of Davidson County, Tennessee, dated May 12, 2014 and recorded on May 13, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 5, Valley Grove, as recorded in Plat Book 5200, Page(s) 582.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6112, Page 277.

Easement for the flow of the waters of Unknown, and the rights of the public therein.

This is improved property located at 4248 Valley Grove Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2023.

David Terrell

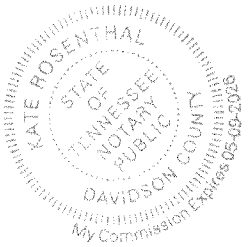
Hattie F. Terrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Terrell and Hattie F. Terrell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2023.

Notary Public
My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Sept. 20, 2023.

Affiant
Date: September 21, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21 day of September 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY