Karen Johnson Davidson County
Batch# 1076106 DEEDWARR
11/29/2023 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231129-0091993

WARRANTY DEED

COURTENAY ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/23/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 615 Main Street, Suite B25, Nashville, TN 37206

File No.: 23-10-0326-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Cesar Eduardo Hernandez Lira	Ameris Bank	108 12 0B 256.00
(NAME)	(NAME)	
108 New Haven Ct.	3500 Piedmont Rd NE Suite 105	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Atlanta GA 30305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty Thousand And No/100 Dollars ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, KENNETH J. DAVIS, AS EXECUTOR OF THE ESTATE OF ROSEMARIE MOORE DAVIS, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CESAR EDUARDO HERNANDEZ LIRACÉSAR EDUARDO HERNANDEZ LIRA, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 51, on the Plan of Final Plat, Section Two, Harborview - Final Phase, A Planned Unit Development, of record in Plat Book 9700, Page 708, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rosemarie Davis, unmarried woman, by Warranty Deed from Rosemarie M. Davis, also known as Rosemarie Davis, unmarried person, of record in Instrument No. 20221020-0114490, in the Register's Office of Davidson County, Tennessee, dated October 14, 2022 and recorded on October 20, 2022. The said Rosemarie Davis died on July 29, 2023 testate, devising subject property to Kenneth J. Davis and Julie Davis and placing real property under the authority of the Executor, Kenneth J. Davis. See Probate Case No. 23P-1580, Davidson County Circuit Court.

Being the same property conveyed to Rosemarie M. Davis, unmarried person, by Warranty Deed from Precision Homes, Inc., of record in Instrument No. 20030904-0128629, in the Register's Office of Davidson County, Tennessee, dated September 02, 2003 and recorded on September 04, 2003.

Julie Davis joins in this conveyance for the purpose of conveying any interest she may hold in the property, marital or otherwise.

unimproved ☐
This is improved ☒ property, known as 108 New Haven Ct., Nashville, TN 37214
(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 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 successors 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 our hands this 21st day of November, 2023.

Estate of Rosemarie Moore Davis

BY: _____
Kenneth J. Davis
Executor

_____
Julie Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kenneth Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Rosemarie Moore Davis, the within named bargainor, and that as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Executor.

WITNESS my hand, at office, this 21st day of November, 2023.

Notary Public: _____

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

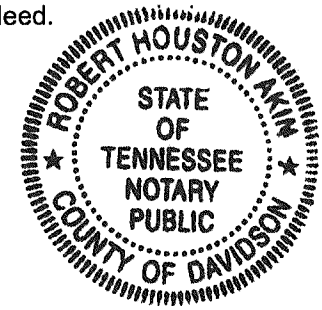
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of November, 2023, before me, the undersigned, personally appeared Julie Davis, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC_____

My Commission Expires: 5/9/26

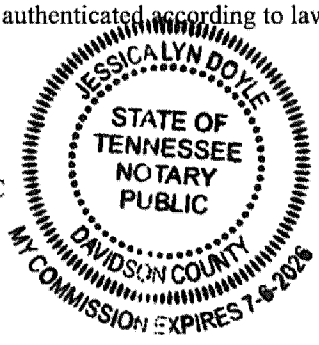


TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 November 21, 2023

11/28/23

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 28 day of November, 2023

Notary Public: _____

My Commission Expires: 7.6.26