Karen Johnson Davidson County
Batch# 1080711 DEEDWARR
12/12/2023 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231212-0095590

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $400,000

Affiant Signature

Subscribed and sworn to before me on this the 1 Day of December, 2023.

Notary Public

My Commission expires 11 / 3 / 2025

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Michael Hernandez
300 Delvin Dr.
Nashville TN 37212
SEND TAX BILLS TO:
Michael Hernandez
300 Delvin Dr.
Nashville TN 37211
MAP AND PARCEL NUMBER: Tax ID #: 16201008500

WARRANTY DEED

23NT01122

Effective the 1 Day of December, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Deloris Coe Stephenson, Trustee Wilma Jean Winskey Irrevocable Trust dated 08/08/2022

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Michael Hernandez, unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Addition to Southwood, of record in Book 2900, Page 65, Register's Office for said County.
Said Lot No. 5 fronts 247.48 feet on the northeasterly margin of Delvin Drive and extends back between lines measuring 191.49 feet on the northwesterly side and 242.0 feet on the easterly side to a dead line in the rear on which it measures 141.28.

Being the same property conveyed to Deloris Coe Stephenson, Trustee Wilma Jean Winskey Irrevocable Trust dated 08/08/2022 from Wilma Jean Winskey, by Quitclaim Deed dated 08/08/2022 and recorded 08/26/2022 in Instrument No. 20220826-0096291, Register's Office of said County.

Being the same property conveyed by Audrey Janice Carl to Wilma J. Winskey by Quitclaim Deed dated March 16, 2021 and recorded 03/25/2021 in Instrument No. 20210325-0039325 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wilma J. Winskey and Audrey Janice Carl from Jacqueline Anne Williams, by Quitclaim Deed dated 07/05/2014 and recorded 09/19/2014 in Instrument No. 20140919-0086352, Register's Office of said County.

Being the same property conveyed to Wilma J. Winskey and Audrey Janice Carl and Jacqueline Anne Williams from Mary Darlene Tinkham and April Melia Gribble, unmarried, by Warranty Deed dated 09/07/2004 and recorded 09/09/2004 in Instrument No. 20040909-0109274, Register's Office of said County.

This is an improved property commonly known as: 300 Delvin Dr, Nashville, TN 37211-6106

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. We do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, their heirs and assigns, against all 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 the 17th day of October, 2023

Deloris ~~Cole~~ Stephenson, Trustee, Wilma Jean Winskey Irrevocable Trust

CG DCS

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Deloris Cole Stephenson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged **herself** to be Trustee of **Wilma Jean Winskey Irrevocable Trust,** and that as such **Trustee** executed the foregoing instrument for the purpose therein contained.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11/17/23 (date of document).

Affiant Signature

12/11/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

