Karen Johnson Davidson County
Batch# 1085664 DEEDWARR
12/27/2023 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20231227-0099269

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 TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $340,000.00

Affiant Signature

Subscribed and sworn to before me on this the 22nd day of Dec, 2023.

Notary Public

My Commission expires 1, 25, 26

NAME AND ADDRESS OF PROPERTY OWNER:
Eric Gamez
1404 Autumn Knoll
Hermitage, TN 37076

SEND TAX BILLS TO:
Eric Gamez
1404 Autumn Knoll
Hermitage, TN 37076

MAP AND PARCEL NUMBER: Tax ID #: 08607007300

WARRANTY DEED

23NT01238

Effective the 22 Day of DEC, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Heather Deren, an unmarried woman and Dylan Brawn, an unmarried man, as tenants in common with the rights of survivorship

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Eric Gamez, a single man

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

Land in Davidson County, Tennessee, being Lot No. 117 on the plan of Phase III, Jackson's Retreat, of record in Book 5200, pages 517-518, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Heather Deren, an unmarried man and Dylan Brawn, an unmarried man, as joint tenants with the rights of survivorship from Bridget Hoesley, a single woman, by Warranty Deed dated 02/22/2018 and recorded 02/26/2018 in Instrument No. 20180226-0017775 and corrected by Scrivener's Affidavit of record in Instrument No. 20231213-0096304 to correct vesting to Heather Deren, an unmarried woman and Dylan Brawn, an unmarried man, as tenants in common with the rights of survivorship, Register's Office of said County.

This is an improved property commonly known as: 1404 Autumn Knoll Road, Hermitage, TN 37076-2802

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, his heirs and assigns, forever. I 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. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his 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 22 day of DEC, 2023.

Heather Deren

Dylan Brawn

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Heather Deren and Dylan Brawn,** the within named bargainer, 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.

Notary Public

My commission expires: 1/25/26

ED HUNSECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Tennessee Certification of Electronic Document

I, Summer Boxton 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 12/22/23 (date of document).

Summer Boxton
Affiant Signature

12/26/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd of DEC., 2023

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24