This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch# 1086107 DEEDWARR
12/28/2023 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20231228-0099550

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **EDGARDO CALDERON, TRUSTEE OF THE DEC REVOCABLE TRUST DATED APRIL 10, 2023 AND ANY AMENDMENTS THERETO**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER MARTINEZ GARCIA**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT 43B OF THE ZONE LOT DIVISION OF LOTS 16, 17, 25, AND 33 AND 37 THRU 45 HARBOR GATE, SECTION 1, REVISED OF RECORD IN PLAT BOOK 6250, PAGE 638, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO EDGARDO CALDERON, TRUSTEE OF THE DEC REVOCABLE TRUST DATED APRIL 10, 2023, BY WARRANTY DEED FROM JERRICA A HERSEY, AN UNMARRIED WOMAN, DATED AUGUST 17, 2023, OF RECORD IN INSTRUMENT NO 20230822-0065366, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 746 LAKE TERRACE DR, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, 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.

Witness our hands this 12th day of December, 2023.

DEC REVOCABLE TRUST DATED APRIL 10, 2023

BY: _____
EDGARDO CALDERON, TRUSTEE

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **EDGARDO CALDERON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 12th of December, 2023.

J. Vanzant
Notary Public
My Commission Expires: 2/18/26

J. VANZANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 250,000.00.

Kenyan Salas
Affiant

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

Stacy R. Jacobs
NOTARY PUBLIC
My commission expires 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s) as follows:
Alexander Martinez Garcia
746 Lake Terrace Dr
Nashville TN 37217

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 150 02 0 388.00

Certificate of Authenticity

I, Tonya Loftin, 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 12/12/2023.

Date

Tonya Loftin
Affiant Signature

December 27, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27th day of December, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)