Karen Johnson Davidson County
Batch# 1099906 DEEDWARR
02/09/2024 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,330.15
20240209-0009356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $359,500.00 (Three Hundred Fifty Nine Thousand Five Hundred).

Hope Elizabeth Marino
AFFIANT

Subscribed to and sworn before me this 9th day of February, 2024.

Jacqueline G Brown
NOTARY PUBLIC MY COMMISSION EXPIRES: 11/3/2025

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Hope Elizabeth Marino 260 Bonnacroft Drive Hermitage, TN 37076	Sierra Pacific Mortgage Company, Inc. 950 Glenn Drive, Suite 150 Folsom, CA 95630	07513007300

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LEODEGARIO TORRES, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HOPE ELIZABETH MARINO, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot Number 93 on the Plan of Final Plat of Hermitage Hills Subdivision of record in Plat Book 2900, pages 48 and 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Leodegario Torres, married, by deed from Alphonso Jackson, the Secretary for Housing and Urban Development, of record in Instrument No. 20070725-0088226, dated July 19, 2007 and recorded July 25, 2007, Register's Office for Davidson County, Tennessee.

Martina Torres, spouse of Leodegario Torres, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **260 BONNACROFT DRIVE** **HERMITAGE, TN 37076**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2024017032

WITNESS, this 9th day of February, 2024

Leodegario Torres

Martina Torres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of February, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Leodegario Torres and Martina Torres** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 9th day of February, 2024.

Notary Public

Commission Expires: _____

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

LTSR Number:

GTE File: 2024017032

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 02/09/24 (date of document).

Affiant Signature

02/09/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 9th day of February, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL