RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22228-mc

Name and Address of New Owner:
Monica M. Hernandez
800 W Greenwood Ave
Nashville, TN 37204
Send Tax Bills To:
New Owner

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 082-04-0-163

Karen Johnson Davidson County
Batch# 1108706 DEEDWARR
03/07/2024 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240307-0015902

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Justin Pearson, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Monica M. Hernandez, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee :

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Thornby Place, of record in Book 332, page 3, Register's Office for said County, to which reference is hereby made for a more complete and accurate description. Said Lot No. 61 fronts 60 feet on the southerly side of West Greenwood Ave and extends back between lines measuring 145.0 feet on the east line and 160.0 feet, more or less, on the west line to the rear, measuring 127.0 feet thereon.

Being the same property conveyed to Justin Pearson, unmarried, from Jeffrey M. Grissim, Trustee, with full authority to sell, transfer, and/or convey without the necessity of consent of beneficiaries, by Warranty Deed dated July 30, 2008 and recorded August 11, 2008 in Instrument #20080811-0082417, said Register's Office.

Property more commonyl known as 800 West Greenwood Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of March, 2024.

_____(SEAL)
Justin Pearson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of March, 2024, before me personally appeared Justin Pearson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of March, 2024.

_____
Notary Signature
My commission expires: 11/6/2024



AFFIDAVIT OF VALUE

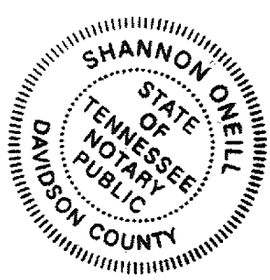
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of March, 2024.

_____
Notary Signature
My commission expires: 11/6/2024



- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3/6/2024 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 3/6/2024

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 6th **day of** March, **2024.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM