Karen Johnson Davidson County
Batch# 1126173 DEEDWARR
04/23/2024 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20240423-0029290

When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File# 1-22386-RR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Karie Donnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/4/2027

(AFFIX SEAL)

ROSALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH24-07418

Address of New Owner:	Send Tax Bills to:	Tax Information:
Crispin I Romero Hernandez and Lluvia Celeste Rios Burciaga 2602 Joplin Drive Nashville, TN 37210	New Owner	119 07 0 099.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wanda Faye Hill, Executor of the Estate of Vernice Stovall,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Crispin Romero Hernandez, married,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Being a part of Lot No. 51 on the Map of LAUREL ACRES SUBDIVISION, SECTION I, of record in Plat Book 2133, Page 48, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 51 fronts 77.3 feet on the Northerly side of Joplin Drive, and runs back between lines 314.5 feet on the Easterly line and 296.3 feet on the Westerly line to a line in the rear, measuring 64.9 feet thereon.

Included in this description, but excluded from this conveyance is 0.04 acres, more or less, conveyed by James Levoy Hastings and wife, Katherine J. Hastings, to State of Tennessee for Highway, of record in Book 3312, Page 339, said Register's Office.

Being the same property conveyed to Vernice Stovall, married, by Warranty Deed from Kim Ford, Sole Heir of Patricia Ford, of record in Instrument No. 20040928-0116879, in the Register's Office for Davidson County, Tennessee, dated September 21, 2004 and recorded on September 28, 2004.

The said Vernice Stovall died on June 13, 2023, testate, devising subject property to Wanda Faye Hill. See Probate Case No. 23P1421, Davidson County Circuit Court. On September 12, 2023, the Court admitted the will into probate and appointed Wanda Faye Hill as the Executor of the Estate of Vernice Stovall.

On April 9, 2024, the Court authorized the Executor, Wanda Faye Hill, to sell real property located at 2602 Joplin Avenue.

Wanda Faye Hill and Wanda Faye Solomon being the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2602 Joplin Drive, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against 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 my hand this 22nd day of April, 2024

Wanda Faye Hill, Executor of the Estate of Vernice Stovall

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Wanda Faye Hill, Executor of the Estate of Vernice Stovall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Brentwood, Tennessee, this 22nd day of April, 2024.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

- **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 4/22/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4/23/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd **day of** April, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024