Karen Johnson Davidson County
Batch# 1133908 DEEDWARR
05/13/2024 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20240513-0034921

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-3387-MC

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2024.

Notary Public
My Commission Expires: 10-4-27

RYAN FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Linh Thuy Thi Nguyen and Zeferino Ortiz Rivera 5107 Rachel Court Murfreesboro TN 37129	new owner	173 01 0 109.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Donald Herron, Jr, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Linh Thuy Thi Nguyen, a married woman, as to a 62.50% ownership interest, and Zeferino Ortiz Rivera, an unmarried man, as to a 37.5% ownership interest, all as tenants in common**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of MONTE CARLO, SECTION II C, as of record in Plat Book 5200, Page 66, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Donald Herron, Jr., by Warranty Deed from Gary L. Bennett, a single person, of record in Instrument No. 20170912-0093237, in the Register's Office of Davidson County, Tennessee, dated September 07, 2017 and recorded on September 12, 2017.

This is ☒ improved or ☐ unimproved property located at: **237 Cedarmont Circle, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 2024.

GRANTOR:

Donald Herron, Jr

STATE OF Virginia
COUNTY OF Frederick

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Donald Herron, Jr,** the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of May, 2024.

MARNIE L STILLMAN
Notary Public - Reg. # 7346222
Commonwealth of Virginia
My Commission Expires June 30, 2026

Notary Public
My Commission expires: June 30, 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** 5/10/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5-10-2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th **day of** May, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

