This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1136065 DEEDWARR
05/16/2024 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240516-0036428

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $295,000

Affiant Signature

Subscribed and sworn to before me on this the 22nd Day of April 2024

Notary Public

My Commission expires 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NAME AND ADDRESS OF PROPERTY OWNER:
Yasmany Hernandez Padilla
313 Melvin Jones Dr
Nashville, TN 37217

SEND TAX BILLS TO:
Yasmany Hernandez Padilla
210 Bart Drive
Antioch TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 13505004200

WARRANTY DEED
24NT00408

Effective the 22 Day of April, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

LARRY R. JOHNSON, UNMARRIED

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

YASMANY HERNANDEZ PADILLA

Hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **DAVIDSON,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry R. Johnson, unmarried from Georgia Smith Thompson, a widow, by Warranty Deed dated 08/10/2007 and recorded 08/14/2007 in Instrument No. 20070814-0096843, Register's Office of said County.

This is an improved property commonly known as: 313 Melvin Jones Dr, Nashville, TN 37217-3111

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, his heirs and assigns, forever. I do covenant with said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns, against all 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 the 22 day of April, 2024

Larry R Johnson
LARRY R. JOHNSON

State of TN }
County of Davidson }

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

Notary Public

My commission expires: 9-21-26

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/22/24 (date of document).

Affiant Signature

4/24/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

