WARRANTY DEED

Karen Johnson Davidson County
Batch# 1141379 DEEDWARR
06/03/2024 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240603-0040746

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALLISYN G PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0276

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eduard Henriquez and Carmen Rivera Ortiz	**New Owner**	Map: 064160D14100CO
(NAME) 2312 Crescent Valley Pl.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($420,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CLARK B. CUMMINGS AND WIFE, MELISSA CUMMINGS AND MARK NELSON AND WIFE, KELLI D. NELSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EDUARD HENRIQUEZ AND CARMEN RIVERA ORTIZ, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 164, on the Plan of Section Three, Truxton Park, as of record in Instrument Number 20011024-0116272, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Clark B. Cummings and wife, Melissa Cummings and Mark Nelson and wife, Kelli D. Nelson, by Quitclaim Deed from C and N Properties, LLC, of record in Instrument No. 20160926-0101252, dated September 16, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20011024-0116272, said Register's Office; (3) Homeowners Association Payment Agreement of record in Instrument No. 20240221-0011998, in the Register's Office for Davidson County, Tennessee; (4) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20050311-0027266, in the Register's Office for Davidson County, Tennessee; (5) Sewer Easement of record in Instrument No. 20001208-0121300, in the Register's Office for Davidson County, Tennessee; (6) Storm Water Detention Agreement of record in Instrument No. 20020524-0063322, in the Register's Office for Davidson County, Tennessee; (7) Charter for Homeowners Association of record in Instrument No. 20001101-0108603, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20001011-0100896, amended and supplemented in Instrument No. 20001030-0107559, Instrument No. 20010522-0052910, Instrument No. 20020123-0009419, Instrument No. 20020506-0055597 and Instrument No. 20020718-0086907, and Instrument No. 20001101-0108604,, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2312 Crescent Valley Pl., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 31st day of May, 2024.

Clark B. Cummings

Melissa Cummings

Mark Nelson

Kelli D. Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clark B. Cummings and Melissa Cummings and Mark Nelson and Kelli D. Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 31st day of May, 2024.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **May 31, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

May 31, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

