Karen Johnson Davidson County
Batch# 1146609 DEEDWARR
06/12/2024 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,241.35
20240612-0044134

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#H64-9D

ADDRESS NEW OWNER:
Brenda Marlene Hernandez
329 Alice Avenue
Nashville, TN 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Mortgage Investors Group
8320 East Walker Springs Lane, #200
Knoxville, TN 37923

Parcel ID:
147-07-0-179

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KAFWND, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Brenda Marlene Hernandez and Marco Antonio Hernandez Bermudez, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:
>
> Being Lot Number 9, on the Plan of Subdivision of Pritchett Land, of record in Plat Book 421, Page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to KAFWND, LLC, a Tennessee limited liability company by deed dated August 26, 2013 from James R. Taylor, recorded August 27, 2013, and of record in Instrument Number 20130827-0090174, Register's Office for Davidson County, Tennessee.

This is improved property known as 329 Alice Avenue, Nashville, TN 37211. Possession is to be given on May 17, 2024.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 17th day of May, 2024.

KAFWND, LLC, a Tennessee Limited Liability Company

By: _____
Kimberly A. Franks, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Kimberly A. Franks** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Authorized Member of KAFWND, LLC,** the within named bargainor, a limited liability company, and that he as such Authorized Member, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such Authorized Member.

WITNESS my hand and official seal at office this 17th day of May, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$335,500.00**.

_____
AFFIANT

Subscribed and sworn to before me on this 17th day of May, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 5/17/24

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Summer Barton 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 5/17/24 (date of document).

Summer Barton
Affiant Signature

6/11/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 of June, 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON