2024-0571

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2024.

Notary Public
MY COMMISSION EXPIRES: 11/22/26
File No. G24-21365

JILL SMICER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1154223 DEEDWARR
07/08/2024 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20240708-0050530

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joshua J. Kovach, Alison Davis, and Dennis Kovach	New Owner	26-3-3
(NAME)	(NAME)	
105 Digby Ct		
(STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Alexander Hernandez and Jaylin Hernandez, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua J. Kovach and Alison Davis, husband and wife, and Dennis Kovach, a married man, as tenants in common with right of survivorship**, HEREINAFTER CALLED THE GRANTEES, 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. 305, on the Plan of Windsor Green, Phase II, Section III, of record in Book 6900, Page 845, in the Register's Office, Davidson County, Tennessee.

Said Lot No. 305 fronts 75.00 feet on the northerly margin of Digby Court and extends back 100.00 feet on the westerly line and 100.00 feet on the easterly line to a dead line in the rear, measuring 75.00 feet thereon.

Being the same property conveyed to Alexander Hernandez and Jaylin Hernandez, husband and wife by Deed dated November 17, 2020 from Albert Glenn Crumpton, recorded November 19, 2020, in Instrument Number 20201119-0136455, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 105 Digby Ct, Goodlettsville, TN 37072.

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.

Witness my/our hand(s) this 1st day of July, 2024.

Alexander Hernandez

Jaylin Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2024, before me personally appeared Alexander Hernandez and Jaylin Hernandez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of July, 2024.

Notary Signature
My commission expires: 1/22/24

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/1/24 (date of document).

Affiant Signature

7/3/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON