WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Roger Hurlburt Jr. Antonio Gutierrez Lagunes	**Same as New Owners**	108-12-0-154.00
(NAME)	(NAME)	
3262 Lakeford Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1163672 DEEDWARR
07/30/2024 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240730-0057435

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Ramon Hernandez, a married man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **James Roger Hurlburt Jr. and Antonio Gutierrez Lagunes, a married couple,** hereinafter called the GRANTEE(S), his/her/their 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. 42B, Zone Lot Division, Lots 39, 40, 42, 118, 119, & 120, Section 4, East Lake Subdivision, as shown by plat of record in Book 6250, Page 97, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Janice L. Henderson, unmarried by Warranty Deed from Debrah Ann Davis, dated 05/22/2000, of record in Instrument No. 20000607-0056648, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Black Lion Enterprises, LLC, a limited liability company by Warranty Deed from Lesli Oliver Wright, Conservator of Janice Henderson, Docket No. 23P-603, Seventh Circuit Court for Davidson County, Tennessee, dated 12/07/2023, of record in Instrument No. 20231211-0095360, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ramon Hernandez, a married man by Warranty Deed from Black Lion Enterprises, LLC, a limited liability company, dated 02/06/2024, of record in Instrument NO. 20240206-0008414, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statue.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3262 Lakeford Drive, Nashville, TN 37214
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of July, 2024.

Ramon Hernandez

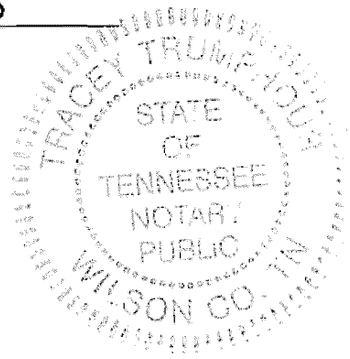
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ramon Hernandez**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of July, 2024.

Notary Public:

My Commission Expires: 3.8.2025



Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Elizabeth Yerger, 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 **July 29, 2024**.

Affiant Signature

July 30, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

30th day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires