Karen Johnson Davidson County
Batch# 1166983 DEEDWARR
08/06/2024 12:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240806-0059880

THIS INSTRUMENT WAS PREPARED BY:
James N. Bryan, Jr.
205 Stokesobor Court
Nashville, TN 37215

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON RESPONSIBLE FOR TAXES	MAP-PARCEL NUMBERS
The Hernandez Family Living Trust	same	
(NAME) c/o ALLICIA HERNANDEZ ALLYN, Successor Trustee	(NAME)	Map/Parcel: 097 16 0 A 103.00CO
5124 Bay Overlook Drive Hermitage, TN 37076	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS

$ -0- Alicia Hernandez Allyn
Alicia Hernandez Allyn

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

6th DAY OF AUGUST 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES: NOV 5, 2025

(AFFIX SEAL)

SHANNON LEE LUMPKIN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

ADMINISTRATOR'S DEED

Rita M. Hernandez died on August 10, 2023, leaving a Will dated September 15, 2003. The Will was admitted to Probate on March 11, 2024, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, being Docket No. 24P-382. Alicia Hernandez Allyn was appointed Administrator, C.T.A. of the Estate and was duly qualified and Letters of Administration were issued. All debts of the Decedent have now been paid. In accordance with the provisions of the Will of Rita M. Hernandez, Alicia Hernandez Allyn, Administrator, C.T.A., of the Estate of Rita M. Hernandez, for and in consideration of the sum of $10.00, cash in had paid, the receipt and sufficiency of which is hereby duly acknowledged, has bargained and sold and by these presence do transfer and convey unto The Hernandez Family Living Trust, hereafter called the grantee, its successors and assigns a certain parcel of land in Davidson County, Tennessee, described as follows:

Lot 34, The Peninsula, Phase Three, Section One Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 724, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Rita M. Hernandez, unmarried, by quitclaim deed dated February 21, 2007, from Rita M. Hernandez, Trustee of the Hernandez Family Living Trust of record in instrument number 20070223-0022760. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

This is improved property known as 5124 Bay Overlook Drive, Hermitage, Tennessee 37076.

To have and to hold the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its assigns, against the lawful claims of all persons whomsoever.

Witness my hand on this 6Th day of August,2024.

Estate of Rita M. Hernandez

By: Alicia Hernandez Allyn, Administrator Ctk.
Alicia Hernandez Allyn, Administrator, C.T.A.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Shannon Lee Lumpkin, a Notary Public in and for said county, Alicia Hernandez Allyn, Administrator, C.T.A., the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witnessed my hand at office, this 6th day of August 2024.

Notary Public

My commission expires: NOV 3, 2025

SHANNON LEE LUMPKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, James N. Bryan, Jr., do hereby make oath that I am the licensed attorney /custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Name

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William N. Benjamin, a notary public for this county and state, **James N. Bryan, Jr.,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 1/4/2027

WILLIAM BENJAMIN JR.
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON