Karen Johnson Davidson County
Batch# 1172348 DEEDWARR
08/20/2024 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $932.03
20240820-0063945

WARRANTY DEED

2024-08-2031

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of August, 2024.

Notary Public

(Affix Seal)

My Commission Expires: 03/a/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Angel Hernandez Rodriguez and Azucena Carmona Santos 262 Townes Drive Nashville, TN 37211	OWNER	Map/Parcel 161-10-0A-213.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Haywood H. Sherrod, Jr.**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Angel Hernandez Rodriguez, a married person, and Azucena Carmona Santos, an unmarried person, as tenants in common,** hereinafter called the GRANTEE, their heir and assigns, that 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. 318 on the Plan of Phase Three, Villages of Brentwood of record in Plat Book 6250, Page 918, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Haywood Sherrod by Warranty Deed from Citibank NA, as Trustee of record in Instrument No. 20031124-0170350 Register's Office for Davidson County, Tennessee, dated November 06, 2003 and recorded on November 24, 2003.

Pursuant to Order entered on July 18, 2024, in the Matter of Conservatorship of Haywood H. Sherrod, Jr, Case No. 22PR-12575, Chancery Court of Williamson County, Tennessee, Russell D. Gill was appointed Limited Conservator for Haywood H. Sherrod, Jr., and is authorized to convey said property on behalf of Haywood H. Sherrod, Jr. See Order recorded in Instrument No. 202408200063944, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property taxes for the year 2024, and subsequent years, are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4924 Yorkshire Road, Nashville, TN 37211.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said

GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 16th day August, 2024.

Haywood H. Sherrod Jr. by Russell D. Gill, as Limited Conservator

Haywood H. Sherrod, Jr. By Russell D. Gill, Limited Conservator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Russell D. Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself to be the Limited Conservator for Haywood H. Sherrod, Jr., and that he executed the within instrument for the purposes therein contained by signing his name on behalf of Haywood H. Sherrod, Jr. as the Limited Conservator.

Witness my hand, at office, this 16th day of August, 2024.

Elizabeth J. Barnes

Notary Signature
My commission expires: 11-21-26



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/16/24 (date of document).

Jennifer Russell
Affiant Signature

8/20/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of August 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

