This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1173613 DEEDWARR
08/26/2024 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20240826-0065095

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $310,000

Affiant Signature

Subscribed and sworn to before me on this the 1 day of July, 2024.

Notary Public

My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Hernan Antonio Reyes-Saravia
8228 Gordon Ln
Hermitage, TN 37076

SEND TAX BILLS TO:
Hernan Antonio Reyes-Saravia
8228 Gordon Ln
Hermitage, TN 37076

MAP AND PARCEL NUMBER: Tax ID #: 07510011800

WARRANTY DEED

24NT00559

Effective the 2nd Day of July, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

William W. Smith and spouse, Bonnie F. Smith

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Hernan Antonio Reyes-Saravia

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Hermitage Estates of record in Plat Book 3300, Pages 70 & 71, Register's Office for said County.

Being the same property conveyed to William W. Smith and spouse, Bonnie F. Smith from Jason Mann and spouse, Melinda R. Mann, by Warranty Deed dated 04/04/2003 and recorded 04/11/2003 in Instrument No. 20030411-0048626, Register's Office of said County.

This is an improved property commonly known as: 8228 Gordon Ln, Hermitage, TN 37076-2111

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. I do covenant with 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. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 1st day of July, 2024.

William W. Smith Sr.

William W. Smith

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **William W. Smith,** the within named bargainer, with whom I am personally acquainted, or proved to me on the basis Of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 12/27/2027

CAROL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 12/27/2027

Bonnie F. Smith AKA Bonnie P. Smith

Bonnie F. Smith AKA Bonnie P. Smith

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Bonnie F. Smith AKA Bonnie P. Smith,** the within named bargainer, with whom I am personally acquainted, or proved to me on the basis Of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 12/27/2027

CAROL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 12/27/2027

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 7/1/24 (date of document).

Summer Barton
Affiant Signature

8/23/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 of AUGUST, 24.

(SEAL)

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

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON