(1)

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Hernandez Cortes	David Hernandez Cortes	120-01-0-066.00
(NAME)	(NAME)	
1224 Kermit Drive	1224 Kermit Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1183748 DEEDWARR
09/20/2024 08:13:53 AM 2 pgs
Fees: $13.00 Taxes: $1,075.96
20240920-0072882

FOR AND 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 HEREBY ACKNOWLEDGED, **Grissom Group, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Hernandez Cortes and Angelina Guzman Hernandez, husband and wife,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 15 and the westerly ½ of Lot No. 16 on the Map of Miro Meadows, as shown on plat of record in Book 1424, pages 94 and 95, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Said Lot No. 15 and part of said Lot No. 16 adjoin and front together 97.5 feet on the north side of Kermit Drive and run back between lines 201 feet on the west line of Lot No. 15 and 195 feet, more or less, on the east line of part of Lot No. 16, to a dead line in the rear on which they measure 97.66 feet.

Being the same property conveyed to Grissom Group, LLC, by Warranty Deed, dated June 27, 2008, from Donald L. Schmidt, individually, having been predeceased by Geneva M. Schmidt, and as Trustee of the Schmidt Joint Revocable Living Trust Agreement dated July 31, 1996, as of record in Instrument No. 20080707-0069501, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1224 Kermit Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Book 1424, pages 94 and 95; all of record in the Register's Office for Davidson County, Tennessee.

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. 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 my/our hands this 18th day of September, 2024.

Grissom Group, LLC, a Tennessee limited liability company

By: James Crump, III
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, James Crump, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of Grissom Group, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official seal at Franklin, Tennessee, this 18th day of September, 2024.

Notary Public
My Commission Expires: _____

File No.: 38787

