Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 1202560 DEEDWARR
11/07/2024 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.87
20241107-0086624

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 355,100.00.

Affiant

Subscribed and Sworn before me this 11th day of November, 2024.

Notary Public
My commission expires:
03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jesus Robinzon Hernandez Sanchez and Belkis Yessenia Polanco 1913 Peaceful Brook Drive, Nashville, TN 37013	New Owner	164-16-0A-122-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Britney M. Lovelace, Married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jesus Robinzon Hernandez Sanchez, a single man and Belkis Yessenia Polanco, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Section Five, Meadow Woods of record in Plat at Instrument No. 200106050058130, 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 J. David Valle Castillo, married by Cash deed from The Secretary of Housing and Urban Development of record in Instrument No. 20130104-0001342 Register's Office for Davidson County, Tennessee, dated January 04, 2013 and recorded on January 04, 2013.

Being the same property conveyed to Britney M. Lovelace and Brian R. Lovelace, Wife and Husband by Warranty Deed from J. David Valle Castillo, married, dated September 25, 2019 and recorded October 8, 2019, of record in Instrument #20191008-0102771, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Britney M. Lovelace, unmarried by Quitclaim Deed from Brian R. Lovelace, unmarried pursuant to the Final Divorce Decree in Docket No.21D1230 in the Third Circuit Court for Davidson County, Tennessee, Deed dated September 26, 2024 and of record in Instrument # 202411070086623 *, Registers Office of Davidson County, Tennessee.*

This is [X] improved [ ] unimproved property known as 1913 Peaceful Brook Drive, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

Richard Lamar Shawn Logan, spouse of Britney M. Lovelace, joins in this conveyance for the purpose of conveying all right, title, and interest he may have in the above described property.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the ~~11th~~ 30th day of ~~November~~ October, 2024.

Britney Lovelace
Britney M. Lovelace

Richard Lamar Shawn Logan

STATE OF TENNESSEE
COUNTY OF DICKSON

On this ~~11th~~ 30th day of ~~November,~~ October, 2024, before me personally appeared Britney M. Lovelace and Richard Lamar Shawn Logan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~11th~~ 30th day of ~~November~~ October, 2024.

Notary Signature
My commission expires:

F W ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 01/21/2026

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 10/30/24 (date of document).

Jennifer Russell
Affiant Signature

11/05/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of November 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

