WARRANTY DEED

Karen Johnson Davidson County
Batch# 1234294 DEEDWARR
02/05/2025 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $806.60
20250205-0008718

File #25-TC-0115-O

(SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF February, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adela Hernandez Cruz	**NEW OWNER**	
(NAME)	(NAME)	**019 13 0 015.00**
3981 Lawing Dr		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAY TERRY, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ADELA HERNANDEZ CRUZ,

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 3 on the Map of W. C. MONCRIEF & CO. OF THE EAST PART OF LAND CONVEYED TO HENRY HARDCASTLE, of record in Plat Book 974, Page 37, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jay Terry, an unmarried woman, by Warranty Deed from Ashley D. Haston and Darren Haston, wife and husband, of record in Instrument No. 20201109-0131775, in the Register's Office of Davidson County, Tennessee, dated November 06, 2020, and recorded on November 09, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. C. MONCRIEF & CO. OF THE EAST PART OF LAND CONVEYED TO HENRY HARDCASTLE, as recorded in Plat Book 974, Page(s) 37.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **JAY TERRY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* **Batch# 1234252**, *Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **115 Depot Street, Goodlettsville, TN 37072**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 4th day of February, 2025.

Jay Terry by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of **JAY TERRY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JAY TERRY**.

Witness my hand and official seal this **4th** day of **February, 2025**.

Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

Certificate of Authenticity

I, Amanda Maynor, 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

February 4, 2025.

Date

Affiant Signature

February 5, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of February, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON