Karen Johnson Davidson County
Batch# 1234619 DEEDWARR
02/05/2025 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20250205-0008876

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

State of Tennessee}
County of Davidson
The actual consideration or value, whichever is greater for this transfer is: $210,000.00

Affiant Signature
Subscribed and sworn to before me on this the 29th Day of Jan, 2025.
Marcia Escobar
Notary Public
My Commission expires 10 / 25 / 27

NAME AND ADDRESS OF PROPERTY OWNER:
Elijah Hernandez and Gelsy Torres
150 Harris St
Madison, TN 37115

SEND TAX BILLS TO:
Elijah Hernandez and Gelsy Torres
150 Harris St
Madison, TN 37115

MAP AND PARCEL NUMBER: Tax ID #: 05201002100

WARRANTY DEED

25NT00008

Effective the 29 Day of January, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Fredy Torres

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Elijah Hernandez and Gelsy Torres, as tenants in common with rights of survivorship

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. 70, on the Plan of Madison Realty Company's Subdivision, of record in Plat Book 547, Page 164, of the Register's Office of Davidson County, Tennessee. Also being the Westerly half of Brooks Avenue, as was closed by Bill 088-493 and being Described as:

Beginning at an iron pin at the Southerly right-of-way Harris Street and being the Northwest corner of this tract, Thence; with the Westerly line of Lot No.70, 190.00' to an iron pin at a fence corner, Thence; Easterly 75.00' to an iron pin. Thence; Northerly 190.00' to an iron pin in the Southerly right-of-way of Harris Street. Thence; with the Southerly margin of Harris Street 75.0' to the point of beginning containing 0.327 acres more or less, according to a survey prepared by Benny M. Cantrell, TN RLS 5 1638.
Being the same property conveyed to Freddy Torres, unmarried from Heather Cox, unmarried, by Warranty Deed dated 11/30/2022 and recorded 12/01/2022 in Instrument No. 20221201-0125656, Register's Office of said County.

Being the same property conveyed to Heather Cox, by Warranty Deed from Juan Paredes, a Married Man, of record in Instrument No. 20220617-0069990, in the Register's Office of Davidson County, Tennessee, dated June 14, 2022 and recorded on June 17, 2022.

Being the same property conveyed to Juan Paredes, a Married Man, by Warranty Deed from The Frank L. Walden Revocable Living Trust U/T/A Dated 2-22-2002, Frank L. Walden, Trustee, of record in Instrument No. 20070612-0070152, in the Register's Office of Davidson County, Tennessee, dated June 01, 2007 and recorded on June 12, 2007.; as corrected in in Instrument No. 20071101-0129075 in the Register's Office of Davidson County, Tennessee.

This is an improved property commonly known as: 150 Harris St, Madison, TN 37115-4024

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 I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. 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, his 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 29 day of January, 2025

Fredy Torres

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Fredy Torres**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My commission expires: 9-21-26

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 Jan 29, 2025 (date of document).

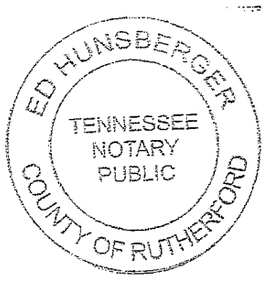
Affiant Signature

2-3-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd of February, 2025

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26