Karen Johnson Davidson County
Batch# 1242305 DEEDWARR
03/03/2025 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20250303-0015263

WARRANTY DEED

STATE OF TENNESSEE MP
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$389,000.00~~.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of February, 2025.

(Affix Seal) Notary Public

My Commission Expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

2025-02-2545

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hugo Hernandez and Ana Gabriela Hernandez 1521 Rockglade Run Nashville, TN 37013	NEW OWNER	Map/Parcel 164-07-0A-051.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John N. Clemente, a married man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Hugo Osvaldo Hernandez Vazquez and Ana Gabriela Hernandez, husband and wife,** hereinafter called the GRANTEE, their heirs 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. 51 on the Plan of Final Plat of Section One, Harvest Grove "Formerly Tillman", "Cluster Lot Subdivision" of record in Plat at Instrument No. 20060726-0090037 and amended in Instrument Number 20061116-0142300, 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 Antoric E. Pullom and Keisha M. Pullom, Husband and Wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20150507-0041840 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 07, 2015.

Being the same property conveyed to Antoric E. Pullom, Unmarried by Quitclaim Deed from Antoric E. Pullom, Unmarried and Keisha M. Pullom, Unmarried of record in Instrument No. 20201113-0134261 Register's Office for Davidson County, Tennessee, dated November 05, 2020 and recorded on November 13, 2020.

Being the same property conveyed to John N. Clemente, a married man by Warranty Deed from Antoric E. Pullom, a married man of record in Instrument No. 20250121-0004139 Register's Office for Davidson County, Tennessee, dated January 16, 2025 and recorded on January 21, 2025.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

NOTE: GRANTOR warrants and affirms that the above-described real property is not now and has never been his or his spouse's primary residence.

This is improved property known as 1521 Rockglade Run, Nashville, TN 37013.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 28 day February, 2025.

John N. Clemente

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28 day of February, 2025, before me personally appeared John N. Clemente, 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 28 day of February, 2025.

Notary Signature
My commission expires:

Kathleen Hale McClellan
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County
My Comm. Expires 11/14/2028

Tennessee Certification of Electronic Document

I, Emma Howard, 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 2/28/2025 (date of document).

Affiant Signature

2/28/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28 day of Februrary, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL