Karen Johnson Davidson County
Batch # 1242412 DEEDWARR
03/03/2025 09 52 41 AM 2 pgs
Fees $13 00 Taxes $1,276 50
20250303-0015461

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-5231-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

CALLIE HODGES TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Subscribed and sworn to before me, this the 27th day of February, 2025.

Notary Public
My Commission Expires. 10/30/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carlos Lopez Hernandez and Aleena Robinson 2400 Pickell Drive Nashville, TN 37210		119 06 0 232 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Deidre Duker, unmarried** (individually and/or collectively, "Grantor"), transfer and convey unto **Carlos Lopez Hernandez, a single man and Aleena J. Robinson, single woman, as joint tenants with right of survivorship** (individually and/or collectively, "Grantee"), a 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. 59 on the Map of STERLING HEIGHTS, SECTION THREE as of record in Plat Book 1424, Page 113, Registers Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Deidre Duker, unmarried, by Warranty Deed from Linda Marie Appleton Qualls and William Russell Appleton, Co-Executor's of the Estate of Marie Lucille Davis Appleton, of record in Instrument No. 20141112-0104482, in the Register's Office of Davidson County, Tennessee, dated November 06, 2014 and recorded on November 12, 2014

This is improved property located at: **2400 Pickell Drive, Nashville, TN 37210**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of February, 2025.

GRANTOR

Deidre Duker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deidre Duker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of February, 2025

Notary Public
My Commission expires: 5-9-26

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