Karen Johnson Davidson County
Batch# 1244395 DEEDWARR
03/07/2025 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,838.90
20250307-0017471

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jeanet Colmenares Cortes
4573 Andrew Jackson Parkway
Hermitage, TN 37076

MORTGAGEE
US Mortgage Corporation
201 Old Country Road, Ste 140
Melville, NY 11747

SEND TAX BILLS
Mortgagee

MAP-PARCEL:

075-04-0-036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Fred R. Duffy III, unmarried** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeanet Colmenares Cortes, unmarried** hereinafter called the Grantee, their heirs and assigns, 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 122, on the plan of Tulip Grove Subdivision, Section III, of record in Book 3700, page 146, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fred R. Duffy, III, unmarried by Quitclaim Deed from Carolyn C Duffy, unmarried of record in Instrument No. 20130731-0079681 Register's Office for Davidson County, Tennessee, dated April 10, 2012 and recorded on July 31, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

This is the same description as in previous deed of record.

This is improved property known as **4573 Andrew Jackson Parkway Hermitage, TN 37076.**

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; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 4th day of March, 2025.

Fred R. Duffy III

STATE OF TEXAS
COUNTY OF HIDALGO

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Fred R. Duffy, III, unmarried, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

FELICITAS CABRERA
Notary Public STATE OF TEXAS
Notary ID# 756942-8
My Comm. Exp. 05-09-2026

NOTARY PUBLIC

My Commission Expires: 5/9/26

STATE OF ~~Tennessee~~ ~~TEXAS~~ Tennessee MB
COUNTY OF ~~Davidson~~ ~~HIDALGO~~ Wilson MB

The actual consideration or value, whichever is greater for this transfer is ~~$500,000.00~~ **$497,000.00.**

AFFIANT

Subscribed and sworn to before me this 4th day of March, 2025.

NOTARY PUBLIC

My Commission Expires: MB ~~5/9/26~~ October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 3/4/2025.

Affiant Signature – Joshua A. Terry

3/7/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/7/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27