Karen Johnson Davidson County
Batch# 1248390 DEEDWARR
03/20/2025 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20250320-0020253

Warranty Deed

LAUREN LAMBERTH TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $405,000.00. Affiant Subscribed and sworn to before me, this the 14th day of March, 2025. Notary Public My commission expires: 06.24.25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Melad Zaki	Plains Commerce Bank	150-14-0B-015.00-CO
4537 Hamilton Lane	5101 S Broadbend Lane STE 101	
Antioch, TN 37013	Sioux Falls, SD 57108	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LILIAN DEL CARMEN HERNANDEZ, An UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HA VE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELAD ZAKI, A SINGLE MAN** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 15 on the Plan of Final Plat of Hamilton Church Subdivision, Phase I of record in Plat at Instrument No. 20050831-0104380, and amended in Instrument No. 20070216-0019954, 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 Lilian Del Carmen Hernandez, married by Warranty deed from West End Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20070802-0091850 Register's Office for Davidson County, Tennessee, dated July 27, 2007 and recorded on August 02, 2007.

Being the same property conveyed to Scott Hubbard, Trustee by Quitclaim Deed from Lillian Del Carmen Hernandez, married of record in Instrument No. 20070907-0107529, Register's Office for Davidson County, Tennessee, dated August 25, 2007 and recorded on September 07, 2007 and within the same deed the said Scott Hubbard, Trustee conveyed his interest in the subject property to Lilian Del Carmen Hernandez and husband, Jose Alejandro Rodriguez.

Being the same property conveyed to Lilian Del Carmen Hernandez, an unmarried woman by Quitclaim deed from Lillian Del Carmen Hernandez and Jose Alejandro Rodriguez, both unmarried of record in Instrument No. 20110712-0053095 Register's Office for Davidson County, Tennessee, dated July 06, 2011 and recorded on July 12, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4537 Hamilton Lane, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of March, 2025.

Lilian Del Carmen Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lilian Del Carmen Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of March, 2025.

Notary Public

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

My Commission Expires: 7-3-2028

Dariel Mainegra Chavez, spouse of Lilian Del Carmen Hernandez, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Dariel Mainegra Chavez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dariel Mainegra Chavez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of March, 2025.

Notary Public

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

My Commission Expires: 7-3-2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 14, 2025.

J. Carlton Drumwright

March 14, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 14, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY