WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 2025.

Notary Public
COMMISSION EXPIRES: 11/26/2028

S. NIXON PRESSLEY TENNESSEE NOTARY PUBLIC My Comm Exp. November 26, 2028 COUNTY OF WILSON
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1253732 DEEDWARR
03/28/2025 01:24:30 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20250328-0023478

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexander Vincent Herrera Marisa Jane Herrera	New Rez	074-12-0-052
(NAME) 417 Bonnawood Court	(NAME) PO BOX 60535	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) City of Industry, CA 91716-0535	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Bright Spot Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander Vincent Herrera and Marisa Jane Herrera, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 621 on the plan of Hermitage hills, Section Six, of record in Plat Book 3300, page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emily C. Roberts by Warranty Deed from Roger D. Woods and Kay Woods, husband and wife, of record in Instrument No. 20070730-0090088, dated July 27 2007, recorded July 30, 2007 , Register's Office Davidson County, Tennessee.

Being the same property conveyed to Bright Spot Properties, LLC by QuitClaim Deed from Emily R. Gill, of record in Instrument No. 20170222-0017932, dated February 10, 2017, recorded February 22, 2017, Register's Office Davidson County, Tennessee.

Emily R. Gill a/k/a Emily C. Roberts, a/ka Emily Carol Roberts

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 417 Bonnawood Court (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

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. successors 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, 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.

Witness my hand this 28 day of March, 2025.

Bright Spot Properties, LLC, a Tennessee Limited Liability Company

By: E. R. Gill Owner/member
Emily R. Gill, Owner/ member

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Bright Spot Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 28 day of March, 2025.

S. Nixon Pressley

Commission Expires: 11/26/2028

S. NIXON PRESSLEY TENNESSEE NOTARY PUBLIC My Comm Exp. November 26, 2028 COUNTY OF WILSON

Certificate of Authenticity

I, Anthony N. Greco, 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 the 28th day of March, 2025.

Anthony N. Greco, Affiant — Date 03/28/2025

State of Tennessee)
County of Davidson)

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

Notary Public

Commission Expires: July 17,2027

ERNEST D. BENNETT, III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027