Record & Return To
Southern Title LLC
383 E. Main St , Ste 110
Hendersonville, TN 37075

WARRANTY DEED

Karen Johnson
Batch # 1254743
04/01/2025 10 47 29 AM
Fees $13 00 Taxes $2,500 83

Davidson County
DEEDWARR
2 pgs

20250401-0024556

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,900 00

Kim Braud
Affiant

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

Karen Johnson
Notary Public

MY COMMISSION EXPIRES 3/23/27
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY JASON DSORT

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO.
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S).
Tylor Hernandez and Devon Hernandez, husband and wife	First National Bank	7-14-11 00
(NAME) 1930 Graceland Drive	(NAME) 100 Cinema Drive	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20250378

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/we, **Jason Harrington and Stacie Whitlock** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Tylor Hernandez and Devon Hernandez, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows

Being Lot No 90 on the Plan of Grizzard Manor, Section 4, as of record in Book 4675, page 156, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Melvin R Harrington and wife, Brenda J Harrington, by Warranty Deed from Sylvia G Turner, unmarried, dated 04/16/1999 and filed of record in Book 11438, page 875, Register's Office for Davidson County, Tennessee The said Brenda J Harrington having died on or about 08/31/2016, leaving the said Melvin R Harrington the surviving tenant by the entirety and sole owner of said land

The said Melvin R Harrington having died intestate a citizen and resident of Davidson County, Tennessee on or about 12/11/2022 Pursuant to Affidavit of Heirship of record in Instrument No 20250401-0024555 Register's Office for said County, the said Melvin R Harrington is survived by Stacie Whitlock and Jason Harrington, his sole heirs at law

20250401-0024555

RESTRICTIONS

This conveyance is made subject to restrictions appearing of record in Book 4872, page 893, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat

Also subject to

Drive Easement of record in Book 10928, page 59, said Register's Office

Agreement for Dedication Easement of record Instrument No 20021028-0131675, said Register's Office

Unimproved ☐

This is improved ☒ property, known as 1930 Graceland Drive, Goodlettsville, TN 37072
(House No) (Street) (P O Address) (City or Town) (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 and assigns forever, and I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 28th day of March, 2025

Jason Harrington

Stacie Whitlock

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jason Harrington and Stacie Whitlock, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 28th of March, 2025

Notary Public
My Commission Expires

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm Expires
June 23, 2027