WARRANTY DEED

Karen Johnson Davidson County
Batch# 1257201 DEEDWARR
04/07/2025 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20250407-0026298

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th day of April, 2025.

Notary Public

My Commission Expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Leonel Carmona, Angel Hernandez, and Jenifer Jimenez	Leonel Carmona, Angel Hernandez, and Jenifer Jimenez	107-05-0-254.00
1919 Louanne Drive	219 Clearlake Drive	
Nashville, TN 37217	LaVergne, TN 37086	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Lesli Oliver Wright, Conservator for Jimmie Tarkington, Jr., heir at law of Sputnik Neon Television Rushing and Linda Scanlon, heir at law of Shirley Ann Rushing, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Leonel Carmona, Angel Hernandez, and Jenifer Jimenez, 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:

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Bel-Air, Section Two, as of record in Book 2900, Page 29 to 32, inclusive, Register's Office for Davidson County, Tennessee.

Said Lot No. 232 fronts 74.1 feet on the south side of Louanne Drive, and extends back 137.1 feet on the west line and 139.5 feet on the east line to a dead line in the rear on which it measures 74 feet.

Being the same property conveyed to Sputnik Rushing, an unmarried man by Warranty Deed from Denise Rene Kern and Mary Katherine Shaw, as Administrators of the Estate of Harrietta Gilliland Vaughn, dated August 23, 2017 and filed for record in Instrument No. 20170825-0087511, Register's Office for Davidson County, Tennessee. Sputnik Rushing having since died intestate on January 29, 2024 leaving subject property vested in his heirs at law Jimmie Tarkington, Jr. and Shirley Ann Rushing. Shirley Ann Rushing having since died intestate on January 3, 2025 leaving her interest in her heir at law Linda Scanlon. See Affidavits of Heirship of record in Instrument No. 202504070026294 and Instrument No. 202504070026295 and Instrument No. 202504070026296 and Instrument No. 202504070026297, Register's Office for Davidson County, Tennessee.

Order appointing Lesli Oliver Wright as Conservator for Jimmie Tarkington, Jr. filed in Docket No.24P272, in the Second Circuit Court for Davidson County, Tennessee. Order Approving Contract, dated February 4, 2025 in Docket No. 24P272, in the Second Circuit Court for Davidson County, Tennessee.

This conveyance is subject to the following:

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years.

Subject to all matters as shown on plat of record in Plat Book 2900, Page 29, 30, 31, and 32, said Register's Office.

This is unimproved X improved property, known as 1919 Louanne Drive, Nashville, TN 37217

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 my hand this 7th day of April, 2025.

By: Lesli Wright conservator
Lesli Oliver Wright, Conservator for Jimmie Tarkington, Jr., Heir

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this 7th day of April, 2025, before me personally appeared Lesli Oliver Wright, Conservator for Jimmie Tarkington, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2025.

Cassie Pulley
Notary Signature
My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Witness my hand this 28 day of Feb, 2025.

Linda Scanlon

STATE OF ALABAMA
COUNTY OF Elmore

On this 28 day of Feb, 2025, before me personally appeared Linda Scanlon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of Feb, 2025.

Notary Signature
My commission expires: 12-03-2028

ISABELLA JIMENEZ
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Commission Expires 12-03-2028

Certificate of Authenticity

I, Kathy Lee, 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 4/7/25.

Date

Affiant Signature

4/7/25

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 7th day of April, 2025.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM SATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON