Karen Johnson Davidson County
Batch# 1257629 DEEDWARR
04/11/2025 07:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.13
20250411-0026862

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-1377

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,900.00

Affiant

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

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

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jorge Luis de la Torre-Nunez, Olga Marisol Cordón Cruz, and Brandon A. Cruz de Paz 8304 Luree Ln Hermitage, TN 37076	CMG Mortgage Inc dba CMG Home Loans 3160 Crow Canyon Rd., #400 San Ramon, CA 94583	075-10-0-091.00

WARRANTY DEED

FOR AND IN 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, **Angela Denise Relder, Successor Trustee of The Relder Family Trust dated May 5, 1993** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jorge Luis de la Torre-Nunez a married mand and Brandon A. Cruz de Paz, an unmarried man, as joint tenants with right of survivorship**

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. 36 on the Plan of Hermitage Estates, as of record in Book 3300, page 70 and 71, Register's Office for said County, as follows:

Said Lot No. 36 fronts 80 feet on the southeasterly side of Luree Lane and runs back 150 feet on the northeasterly line and 157 on the southwesterly line to a dead line in the rear on which it measures 80.31 feet thereon.

Being the same property conveyed to Edward J. Relder and Audrey J. Relder, as Trustees for The Relder Family Trust by Limited Warranty Deed from Edward J. Relder and Audrey J. Relder of record in Instrument No. 20040623-0074521 Register's Office for Davidson County, Tennessee, dated June 21, 2004 and recorded on June 23, 2004. The said Audrey J. Relder, also known as Audrey Jane Relder, died on July 30, 2014. The said Edward J. Relder, also known as Edward Joseph Relder, died on July 15, 2021. Reference is made to the certification of trust naming Angela Denise Relder as Successor Trustee with authority to convey real property. 202504110026861

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 pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 8304 Luree Ln, 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 so 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.

Dated this the 4th day of April, 2025.

The Relder Family Trust dated May 5, 1993

By: Angela Denise Relder, Successor Trustee
Angela Denise Relder, Successor Trustee

STATE OF TEXAS COUNTY OF Dallas

On this 4th day of April, 2025, before me personally appeared Angela Denise Relder, Successor Trustee of The Relder Family Trust dated May 5, 1993, 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 4th day of April, 2025.

Gale Vavrus
Notary Signature
My commission expires: 8/19/2026

GALE F VAVRUS
Notary ID #716960
My Commission Expires
August 19, 2026

WARRANTY DEED

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 April 4th 2025.

Affiant Signature – Joshua A. Terry

April 8th 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on April 8th 2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27