WARRANTY DEED

Karen Johnson Davidson County
Batch# 1257639 DEEDWARR
04/11/2025 07:29:30 AM 3 pgs
Fees: $18.00 Taxes: $6,253.00
20250411-0026875

File No. EM-25-9201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SYNG PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Carlos Omar Hernandez and Tammie Ann Hernandez, Trustees of C & T Hernandez Family Living Trust dated July 6, 2020	**Same**	
(NAME)	(NAME)	
1301 Legends Parkway	**Same**	117-15-0G-005.00-CO
(ADDRESS)	(ADDRESS)	
Kingland, TX 78639		
(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/we, **Nichole Wischoff and Alexander Steele, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carlos Omar Hernandez and Tammie Ann Hernandez, Trustees of C & T Hernandez Family Living Trust dated July 6, 2020**, HEREINAFTER CALLED THE GRANTEE, 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. 5 on the Plan of First Revision of the Glen Echo Subdivision of record in Plat at Instrument No. 20071102-0129357, 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 Nichole Wischoff, an unmarried woman and Alexander Steele, an unmarried man, joint tenants with rights of survivorship by Warranty Deed from Dr. Josh Axe aka Joshua Axe and wife, Chelsea Axe of record in Instrument No. 20201102-0127735 Register's Office for Davidson County, Tennessee, dated October 28, 2020 and recorded on November 02, 2020.

This is property more commonly known as 413 Glen West Drive, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 4th day of April, 2025.

Nichole Wischoff

Alexander Steele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April, 2025, before me personally appeared Nichole Wischoff and Alexander Steele, 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.

Notary Signature
My commission expires: May 8, 2028



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Emily Manno, 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 **4/4/25**.

Date

Affiant Signature

4/4/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

