SPECIAL WARRANTY DEED

Karen Johnson
Batch # 1264967
04/25/2025 10 11 52 AM
Fees $18 00 Taxes $1,480 00

Davidson County
DEEDWARRSP
3 pgs

20250425-0031880

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VI-C-25-206

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $400,000 00

Antonio Torres
Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 23 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP0PARCEL NO (S)
Nella Investment, LLC	Nella Investment, LLC	018-16-0-152 00
(NAME) 216 Solitude Circle	(NAME) 216 Solitude Circle	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Ramon L. Hernandez and Ramona Hernandez, husband and wife, (60%) undivided interest and (40%) undivided interest, Assemblies of God Foundation, A Missouri Nonprofit Corporation, As Trustee of The Ramon and Ramona Hernandez Charitable Remainder Unitrust Agreement, an Irrevocable Trust, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Nella Investment, LLC, a Tennessee limited liability company "the Grantee," the following described real estate in Davidson County, Tennessee·

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows·

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Graves Street Subdivision, of record in Plat Book 8250, Page 488, 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 Ramon L Hernandez and Ramona Hernandez, husband and wife, by Warranty Deed from Manuel C Llangari and Julia B Romero, husband and wife of record in Instrument No 20090706-0062362 Register's Office for Davidson County, Tennessee, dated June 30, 2009 and recorded on July 06, 2009

Being the same property conveyed to Forty percent (40%) undivided interest, Assemblies

of God Foundation, A Missouri Nonprofit Corporation, As Trustee of The Ramon and Ramona Hernandez Charitable Remainder Unitrust Agreement, an Irrevocable Trust by Quitclaim Deed from Ramon L Hernandez and Ramona Hernandez, husband and Wife of record in Instrument No. 20241227-0100275 Register's Office for Davidson County, Tennessee, dated December 23, 2024 and recorded on December 27, 2024.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 206 Graves Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, and its successors and assigns in fee simple forever, and Grantor does hereby covenant that it is lawfully seized and possessed of said real property; that it has full power and lawful authority to sell and convey same; and the Grantor will forever warrant and defend the title to the real property herein conveyed against all persons claiming the same from, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22 day of ~~March~~ April, 2025.

Ramon L. Hernandez
Ramon L Hernandez

Ramona Hernandez
Ramona Hernandez

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ramon L Hernandez and Ramona Hernandez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 of ~~March~~ April, 2025.

Notary Public
My Commission Expires: March 6, 2029

THOMAS D LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Unimproved ☐
This is improved ☒ property, known as 206 Graves Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, and its successors and assigns in fee simple forever, and Grantor does hereby covenant that it is lawfully seized and possessed of said real property, that it has full power and lawful authority to sell and convey same, and the Grantor will forever warrant and defend the title to the real property herein conveyed against all persons claiming the same from, through or under it, but not further or otherwise

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of March, 2025

The Ramon and Ramona Hernandez Charitable Remainder Unitrust Agreement, an Irrevocable Trust

BY Assemblies of God Foundation, A Missouri Nonprofit Corporation, as Trustee

BY William A Hunt, Jr.
ITS Sr. Vice President/Secretary/Assistant Treasurer

BY Courtney N Hayes
ITS Assistant Secretary

STATE OF Missouri
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William A Hunt Jr , in his capacity as Sr Vice President/Secretary/Assistant Treasurer, on behalf of Assemblies of God Foundation, a Missouri non-profit corporation, as Trustee of The Ramon and Ramon Hernandez Charitable Remainder Unitrust Agreement dated December 23, 2024, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 25th of March, 2025

Michelle Faye Mullings
Notary Public
My Commission Expires May 26, 2025
(SEAL)

MICHELLE FAYE MULLINGS
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MAY 26, 2025
POLK COUNTY
COMMISSION #21334625

STATE OF Missouri
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Courtney N Hayes, in their capacity as Assistant Secretary, on behalf of Assemblies of God Foundation, a Missouri non-profit corporation, as Trustee of The Ramon and Ramon Hernandez Charitable Remainder Unitrust Agreement dated December 23, 2024, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 25th of March, 2025

Michelle Faye Mullings
Notary Public
My Commission Expires May 26, 2025
(SEAL)

MICHELLE FAYE MULLINGS
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MAY 26, 2025
POLK COUNTY
COMMISSION #21334625