This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-5876-AJ

Karen Johnson Davidson County
Batch# 1269790 DEEDWARR
05/07/2025 09:31:30 AM 6 pgs
Fees: $33.00 Taxes: $1,387.50
20250507-0035608

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd 16th day of May, 2025.

JUAN CAMILO ARANGO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: April 1, 2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elida E. Gonzalez Acosta and Crysthiam Alberto Herrera Pestana 8306 Gordon Lane Hermitage, TN 37076	NEW OWNER	075 10 0 128.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Lorie H. Mahan, Executrix of The Estate of Ruth M Hall and individually, and Ralph Lee Hall, and Eddie Nelson Hall, (individually and/or collectively, "Grantor"), transfer and convey unto Elida E. Gonzalez Acosta, and Crysthiam Alberto Herrera Pestana (individually and/or collectively, "Grantee"), 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. 65 on the Plan of HERMITAGE ESTATES of record in Book 3300, Pages 70 and 71, Register's Office for said County.

Said Lot No. 65 fronts 81 feet on the Southeasterly side of Gordon Lane and extends back 158.43 feet on the Northeasterly line and 156 feet on the Southwesterly line to a dead line in the rear on which it measures 81.03 feet.

Being the same property conveyed to Hubert Lee Hall and wife, Ruth M. Hall, by Warranty Deed from M.T. Melvin and wife, Mary T. Melvin, of record in Book 3508, Page 207, in the Register's Office of Davidson County, Tennessee, dated March 04, 1963 and recorded on March 07, 1963. The said Hubert Lee Hall died on April 19, 2021, then Ruth M. Hall died August 04, 2023, testate, devising subject property to Lorie Ann Hall Mahan, Ralph Lee Hall and Eddie Nelson Hall. See Probate Case No. 23P2383, Davidson County, Seventh Circuit Court (Probate Division). Eddie Nelson Hall also conveys his life estate interest in the property with this conveyance.

This is improved property located at: **8306 Gordon Lane, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of April, 2025.

GRANTOR:

By: Lorie H. Mahan

Lorie H. Mahan, Executrix of the Ruth M Hall Estate and individually

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lorie H. Mahan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30 day of April, 2025.

Griffin Dunham

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

State of Tennessee

County of Wilson

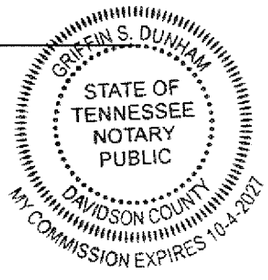
Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lorie H Mahan, Executrix of the Ruth M Hall Estate, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal this 30 day of April, 2025.

Griffin Dunham

Notary Public

My commission expires: _____



IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of April, 2025.

GRANTOR:

Eddie Nelson Hall

Eddie Nelson Hall

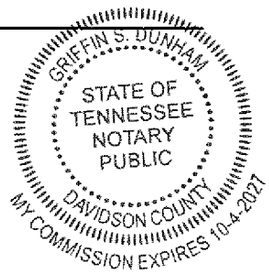
STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eddie Nelson Hall, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30 day of April, 2025.

Griffin Dunham

Notary Public
My Commission expires: _____



IN WITNESS WHEREOF, Grantor has executed this instrument on this 1 day of May, 2025.

GRANTOR:

Ralph Lee Hall

Ralph Lee Hall

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ralph Lee Hall , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1 day of May, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202505070035608

Certificate of Authenticity

I, Amanda Maynor, 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 30, 2025.

Date

Affiant Signature

May 5, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **5** day of **May**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON