Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $720,227.00

Affiant

Subscribed and sworn to before me this 8th day of May, 2025.

Notary Public
My commission expires: 3-6-29

VICKI M GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

Karen Johnson Davidson County
Batch# 1271530 DEEDWARR
05/09/2025 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.84
20250509-0036712

Address of New Owner:	Send Tax Bills to:	Tax Information
Elizabeth Huertas 3802 Moss Rose Drive Nashville, TN 37216	SAME AS NEW OWNER	073-06-0-037

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Dana Carroll Nixon Walker, a married woman and Regina Lynn Smith, a married woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Elizabeth Huertas, a single person** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 on the Plan of Riverwood Terrace, First Addition, which is of record in Plat Book 2083 Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James W. Tyree and wife, Linda G. Tyree by deed from Jerry W. Leggett and Marsha Leggett, as tenants in common of record in Book 7615 Page 617, Register's Office for Davidson County, Tennessee, and dated July 29, 1988. Linda G. Tyree died on May 16, 2024, leaving James W. Tyree as sole surviving tenant. James W. Tyree died testate on October 3, 2024, his will being duly probated in Docket No. 24P-2153 in which he devised to Dana Carroll Nixon Walker and Regina Lynn Smith, see Probate Case No.: 24P2153, in Seventh Circuit (Probate) Court for Davidson County, Tennessee.

By their signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interes as contemplated by T.C.A. 260-2-307, or other similar statute.

202505090036712

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Riverwood Terrace, First Addition, of record in Plat Book 2083 Page 44 Register's Office for Davidson County, Tennessee.

This property is improved property known as 3802 Moss Rose Drive, Nashville, TN 37216

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 8th day of May, 2025.

Dana Carroll Nixon Walker

Regina Lynn Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of May, 2025, before me personally appeared Dana Carroll Nixon Walker and Regina Lynn Smith, 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.

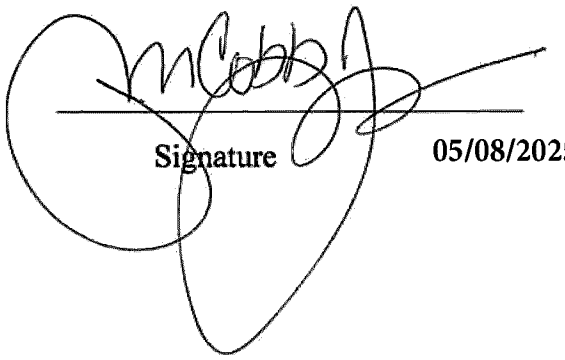
Witness my hand, at office, this 8th day of May, 2025.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **May 8, 2025.**



Signature 05/08/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 8th day of May, 2025.



Notary's Signature

My Commission Expires: 9-8-2025

