WARRANTY DEED

Karen Johnson Davidson County
Batch# 1272246 DEEDWARR
05/12/2025 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20250512-0037341

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/24/27
(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cristopher Guerrero Nugent	New Owner	Parcel ID: 062 02 0A 305.00
(NAME)	(NAME)	
3297 Cain Harbor Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Wes B. Hebner, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cristopher Guerrero Nugent , an unmarried man**, 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. 270 on the Plan of River Trace Estates, Phase 2, Section 6, of record in Plat Instrument No. 20010605-0058138, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wes Brantley Hebner and wife, Silvia Dahlah Hebner from Cang T. Tran and wife, Nhu Nguyen by Warranty Deed dated May 28, 2009 and recorded on June 1, 2009 in Instrument No. 20090601-0049852, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wes B. Hebner from Silvia D. Hebner by Quitclaim Deed dated May 31, 2019 and recorded on June 17, 2019 in Instrument No. 20190617-0058040, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

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 3297 Cain Harbor Dr, Nashville, TN 37214

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 our hands this 8 day of May, 2025

Wes B. Hebner

STATE OF ~~TENNESSEE~~ California

COUNTY OF ~~RUTHERFORD~~ San Diego

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Wes B. Hebner, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of May, 2025.

Notary Public

My Commission Expires: 10/26/28

(SEAL)

KEVIN REED
Notary Public - California
San Diego County
Commission # 2500993
My Comm. Expires Oct 26, 2028

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **May 8, 2025**.

Date

Affiant Signature

5/12/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **12th** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27
Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027