WARRANTY DEED

Karen Johnson
Batch # 1277453
05/27/2025 09 21 AM
Fees $13 00 Taxes $1,073 00

Davidson County
DEEDWARR
2 pgs

20250527-0041234

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000 00

Jonathan Daniel Perez-Hernandez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2025

Notary Public

MY COMMISSION EXPIRES 4/24/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Andrea Daniela Perez-Hernandez,and Jonathan Daniel Perez-Hernandez	US Bank, NA	019-13-0-015 00
(NAME)	(NAME)	
115 Depot Street	2800 Tamarack Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.. 20250598

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, **Adela Hernandez Cruz** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Andrea Daniela Perez-Hernandez, an unmarried woman and Jonathan Daniel Perez-Hernandez, 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. ·

Certain real property situate in Davidson County, Tennessee, and described as follows

Parcel, 1

Being Lot No. 3 on the Map of W.C. Moncrief and Company's Subdivision of the east part of land conveyed to Henry Hardcastle, of record in Book 974, page 37, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Adela Hernandez Cruz by Warranty Deed from Jay Terry, an unmarried woman, dated 02/04/2025 and filed of record in Inst No 20250205-0008718, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 115 Depot Street, Goodlettsville, TN 37072
(House No.) (Street) (P O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23rd day of May, 2025

Adela Hernandez Cruz

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Adela Hernandez Cruz, 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, at office, this 23rd of May, 2025

Notary Public
My Commission Expires: 4/28/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY