Karen Johnson Davidson County
Batch# 1279347 DEEDWARR
05/29/2025 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20250529-0042210

Name and Address of New Owner:
Juan Herrera
110 Jones Avenue
Goodlettsville, TN 37072

Send Tax Bills To:
Juan Herrera
153 Wynbrooke Trace
Hendersonville TN 37075

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

File No. GNT-25-4011

Map & Parcel No: **025-04-0-103.00**

WARRANTY DEED

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, **Daniel E. Reeder, an unmarried man,** "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Juan Herrera, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of the south part of Lot No.2 on an unrecorded Map of J. W. Harris, Clark Home Place, being Lot No. 5 as shown on a survey made by Z.J. Wilkinson, Surveyor, October 22, 1954 and December 12, 1955, and described as follows:

Beginning on the southerly margin of a 12-foot private drive, South 88 degrees 48 minutes West 241.9 feet from the intersection of the southeast terminus of said drive and the western boundary line of the property conveyed to Pan-Am Southern Corporation by Deed from Jesse J. Jones, et al. of record in Book 2438, Page 411, RODC, Tennessee; thence South 11 Deg. 12 minutes East 152.2 feet to an iron pin; thence South 85 degrees 28 minutes West 73.3 feet to an iron pin in a fence; thence with said fence North 7 degrees 33 minutes West 156.3 feet to an iron pin in the center of a branch on the southerly margin of said private drive; thence with the southerly margin of said private drive North 88 degrees 48 minutes East 90 feet to the beginning.

Being the same property conveyed to Daniel E. Reeder by Special Warranty Deed from JPMorgan Chase Bank. as Trustee, of record in Instrument No. 20070302-0025684, Register's Office for Davidson County, Tennessee, dated February 5, 2007 and recorded on March 2, 2007.

Being improved property known as **110 Jones Avenue, Goodlettsville, TN 37072**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that they is lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 29th day of May, 2025.

_____(SEAL)
Daniel E. Reeder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel E. Reeder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of May, 2025.

_____
Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $215,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
29th day of May, 2025.

_____
Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 5-29-25.

Affiant Signature

5-29-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of May, 2025.

Notary Signature

My Commission Expires: 5-9-26

