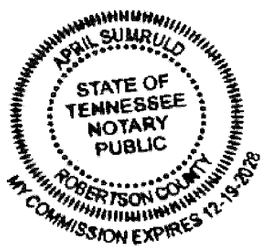
Karen Johnson Davidson County
Batch# 1281697 DEEDWARR
06/05/2025 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20250605-0044261

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2025.

Notary Public

My commission expires: 12.19.2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffry L. Olvera Vargas	Pinnacle Bank	086-14-0A-202.00-CO
1 Decatur Street	15025 Ballantyne Croft Pkwy 2nd Floor	
Nashville, TN 37210	Charlotte, NC 28277	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFF MICHAEL LLOYD, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFRY L. OLVERA VARGAS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 202 on the Plan of Hermitage Meadows Subdivision, Stage Three, a Planned Unit Division of record in Plat Book 6250, Page 300, in the Register's Office for Said County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeff Michael Lloyd, an unmarried man by Warranty Deed from Bryan T. Ayers, a married man of record in Instrument No. 20200113-0004520 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 13, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 202 Thistle Lane, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title

to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of June, 2025.

Jeff Michael Lloyd

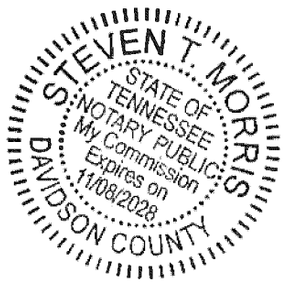
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 3rd day of June, 2025.

Notary Public

My Commission Expires: 11-8-28



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 3. 2025.

Affiant Signature

5th day of June, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

