Karen Johnson Davidson County
Batch# 1285066 DEEDWARR
06/17/2025 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250617-0047241

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $800,000.00

Affiant

Subscribed and sworn to before me, this 16 day of June 2025.

Notary Public
My commission expires:
11.3.25

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Raul Torres Hernandez	New Owner	**05101000400**
1026 Due West Ave N		
Madison, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

Kenneth G Sliger and Leslie Sliger, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Raul Torres Hernandez, single 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. 10, Plan of Due West Valley Acres, being described by Survey of HR Swann, Jr. as follows:

Beginning on the northerly side of Due West Avenue at the common corner of Lots 9 and 10, being 1,555.97 feet east of the easterly margin of Dickerson Road; thence with said Avenue easterly 100 feet to the corner of Lots 10 and 11; thence with the line between said Lots northerly 563.40 feet; thence westerly 100 feet to the corner of Lots 9 and 10; thence with line between said lots 550.44 feet to the beginning.

Being the same property conveyed to Kenneth G Sliger and wife, Leslie Sliger, by Quitclaim Deed from Kenneth G Sliger, dated August 17, 2016, of record in Instrument No. 20160822-0087266, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1026 Due West Ave N, Madison, TN 37115.

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 in 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.

_____ Date: 6/13/25
Kenneth G Sliger

_____ Date: 6/13/25
Leslie Sliger

STATE OF TN

COUNTY OF Rutherford

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Personally appeared before me, a Notary Public of said County and State, Kenneth G Sliger and Leslie Sliger, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of June, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 12-2-28

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/13/25 (date of document).

Affiant Signature

6/16/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

