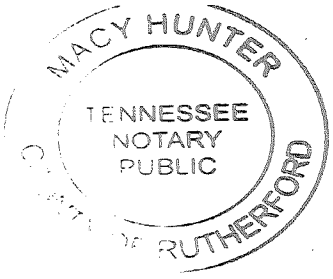
Karen Johnson Davidson County
Batch# 1285530 DEEDWARR
06/18/2025 08:55:30 AM 7 pgs
Fees: $38.00 Taxes: $1,220.63
20250618-0047856

WARRANTY DEED

File No. CTO-2025-839



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 2/24/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniela E. Rivera Gonzalez and Maria Je. Rivera Gonzalez	Equity Prime Mortgage, LLC	
2931 Sinbad Drive	P.O. Box 1194	096-06-0-116.00
Nashville, TN 37214	Springfield, OH 45501-1194	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS 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, **LESLIE HENRY OLDFIELD, MICHAEL RANDOLPH HENRY, WILLIAM DANIEL HENRY, RANDALL COLIN FLY, AND STEVEN RALPH HENRY,** hereinafter called the Grantor, has this day bargained and sold and does hereby transfer and convey unto, **DANIELA E. RIVERA GONZALEZ, UNMARRIED, AND MARIA JE. RIVERA GONZALEZ, UNMARRIED,** hereinafter called the Grantees, their heirs and assigns, forever, that 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. 148, on the Plan of Cloverhill Subdivision, Section II, as of record in Book 2133, Page 46, Register's Office of Davidson County, Tennessee.

Said Lot No. 148 fronts 70.00 feet on the northerly side of Sinbad Drive and runs back between lines 190.6 feet on the westerly line and 195.8 feet on the easterly line to a dead line in the rear on which it measures 70 feet.

Being part of the same property conveyed to William R. Henry and wife, Mary Ann S. Henry by Warranty Deed from Radnor Lumber Company, a Tennessee corporation dated October 3, 1962 and recorded October 11, 1962 in Book 3437, Page 279, Register's Office of Davidson County, Tennessee.

William R. Henry having become deceased on or about November 27, 2020; leaving Mary Ann S. Henry as surviving tenant by the entirety. Affidavit of Heirship in Instrument No. 2024053100040422, said Register's Office

Mary Ann S. Henry having become deceased on or about May 17, 2024; Affidavit of Heirship in Instrument No. 20240305-0015249, said Register's Office; lists heirs as follows:
Randall Colin Fly
Leslie Henry Oldfield
Michael Randolph Henry
Steven Ralph Henry
William Daniel Henry

This conveyance is subject to (1) all applicable zoning ordinances (2) all utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) all building restrictions, and (5) all other matters of public record.

This is improved ✓ unimproved ____ property and believed to be known as: 2931 Sinbad Drive, Nashville, TN 37214 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 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 16 day of June, 2025.

Leslie Henry Oldfield

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Leslie Henry Oldfield, the herein bargainor(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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this June 16, 2025.

MACY HUNTER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 2/24/26

Michael Randolph Henry

STATE OF ~~TENNESSEE~~ SGO Florida
COUNTY OF Pinellas

Before me, the undersigned Notary Public, personally appeared Michael Randolph Henry, the herein bargainor(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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this June 13TH, 2025.

Notary Public Susana Gonzalez Ovies
My Commission Expires: 3/16/2026

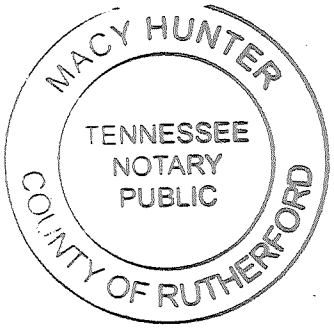
Susana V Gonzalez Ovies
Comm.:HH 241573
Expires: March 16, 2026
Notary Public - State of Florida

William Daniel Henry

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared William Daniel Henry, the herein bargainor(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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this June 16, 2025.



Notary Public
My Commission Expires: 2/24/26

Randall Colin Fly

STATE OF ~~TENNESSEE~~ Wisconsin
COUNTY OF Milwaukee

Before me, the undersigned Notary Public, personally appeared Randall Colin Fly, the herein bargainor(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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this June 13, 2025.

CLEOPATRA ECHOLS
Notary Public
State of Wisconsin

Notary Public
My Commission Expires: 4/14/2026

Steven Ralph Henry

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Steven Ralph Henry, the herein bargainor(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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this June 16, 2025.

MACY HUNTER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 2/24/26

Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 6/16/2025 (date of document).

Affiant Signature

6/16/2025
Date

State of TN

County of Rutherford

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

Macy Hunter
Notary's Signature

MY COMMISSION EXPIRES: 2/24/26

NOTARY'S SEAL

MACY HUNTER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD