THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075** Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #. Y-BE-25-3219 Karen Johnson Davidson County Batch # 1287392 **DEEDWARR** 06/20/2025 10 35 30 AM 2 pgs Fees $13 00 Taxes $1,479 63 20250620-0048385	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$399,900.00** **Affiant** Subscribed and sworn to before me, this **10th day of June, 2025** **Notary Public** **My commission expires:** 05/08/28 DONNA DELWORTH · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 05-08-2028

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers:
Antonio Wilkerson and Myrticia Johnson **3219 Mexico Drive** **Nashville, TN 37218**	Wilson Bank + Trust 207 Legends Drive Lebanon, TN 37087	**080 08 0 238.00** Account No

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Isabel Rodrigues, President and Secretary of My Home Restoration, Inc., a Tennessee Corporation**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Antonio Wilkerson, and Myrticia D. Johnson**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows.

husband and wife D.

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of BORDEAUX HILLS, SECTION 4, as of record in Plat Book 3600, Page 49, Register's Office for said County.

Beginning at a point in the Westerly margin of Mexico Drive at the corner of Lots 64 and 65; thence with the line between said Lots Westerly 88.95 feet to the corner of Lot No. 91; thence with the line between Lots Nos. 64 and 91, Southwesterly 84.07 feet to the Northerly margin of Mayer Lane; thence with the margin of the same, Easterly, around a slight curve, 101.55 feet to the beginning of a curve; thence around said curve, Northeasterly 39.27 feet to the margin of Mexico Drive, thence with the margin of the same, Northerly 72.8 feet to the point of beginning.

Being the same property conveyed to My Home Restoration Inc, a Tennessee corporation, by Warranty Deed from Jay Brooks, an unmarried man and Jamont Brooks, an unmarried man, of record in Instrument No. 20210419-0051751, in the Register's Office of Davidson County, Tennessee, dated April 15, 2021 and recorded on April 19, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record

This is improved (X) unimproved (__) property known as **3219 Mexico Drive, Nashville, TN 37218**.

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.

Witness my/our hand(s) this **10th day of June, 2025.**

My Home Restoration, Inc., a Tennessee Corporation

By: _____ President and Secretary
Isabel Rodriguez, President and Secretary

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Jacqueline G Brown **of the state and county mentioned, personally appeared Isabel Rodriguez, President and Secretary of My Home Restoration, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President and Secretary of My Home Restoration, Inc., the within named bargainor, a Corporation, and that such Isabel Rodriguez, President and Secretary of My Home Restoration, Inc. as such President and Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President and Secretary.**

Witness my hand and seal, at office in Hendersonville TN**, this 10th day of June, 2025.**

Jacqueline G Brown
Notary Signature

Printed Name: Jacqueline G Brown

My commission expires: 11-9-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY