Karen Johnson Davidson County
Batch# 1292339 DEEDWARR
07/01/2025 11:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20250701-0051784

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 2.3.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0222

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jose Luis Serrano De La Torre and Juana Hernandez	First Colony Mortgage Corporation, a Corporation	Map: 075-08-0-069.00
(NAME) 636 Topeka Dr.	(NAME) 2100 W. Pleasant Grove Blvd Suite 100	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Pleasant Grove, UT 84062	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($320,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CRYSTAL TAYLOR F/K/A CRYSTAL R. HARWELL AND SPOUSE MATTHEW TAYLOR,

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

JOSE LUIS SERRANO DE LA TORRE AND WIFE, JUANA HERNANDEZ GONZALEZ,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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 222 on the Plan of Tulip Grove Subdivision, Section IV, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 222 fronts 89 feet on the Southerly margin of Topeka Drive and extends back between two lines, 140.34 feet on the westerly line and 140.32 feet on the easterly line to a line in the rear measuring 89 feet thereon.

Being the same property conveyed to Crystal R. Harwell, an unmarried woman, by deed from Richard S. Pharris, Executor of the Estate of Shirley Pharris, deceased, of record in Instrument No. 20130314-0025578, dated March 14, 2013, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4175, Page 12, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4228, Page 457, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 636 Topeka Dr., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 30th day of June, 2025.

Crystal Taylor

Crystal Taylor

Matthew Taylor

Matthew Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Crystal Taylor, 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 and official seal this, 30th day of June, 2025.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

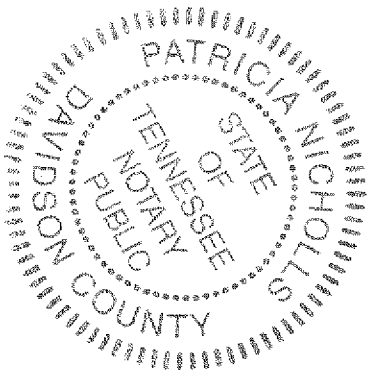
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Taylor, 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 and official seal this, 30th day of June, 2025.

My Commission Expires: 1/24/28

Notary Public



Certification of Recorded Documents

I, Channing Miles, 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 30, 2025.

(AFFIANT) Channing Miles

06/30/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of June, 2025.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY