Karen Johnson Davidson County
Batch# 1306377 DEEDWARR
08/06/2025 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20250806-0062412

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-6595-AP

STATE OF TENNESSEE
COUNTY OF Rutherford

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2025.

Notary Public
My Commission Expires: 2/29/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Pearla Drouaillet Frank Rivas Beltran 5136 Hunters Point Lane Hermitage, TN 37076	Same as new owner	098-05-0-167

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Claudia Vazquez Guerrero, Single** (individually and/or collectively, "Grantor"), transfer and convey unto **Pearla Drouaillet and Frank Rivas Beltran, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all Lot No. 10B, Hunter's Point Subdivision, Zone Lot Division, Lots 10, 11, 24, 46 & 47, according to survey and plat of same appearing of record in Book 5200, page 736; as amended in Book 6250, page 274, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Claudia Vazquez Guerrero, single by Warranty Deed from Threasa D. Pittman, single, dated October 5, 2022, recorded October 7, 2022, of record in Instrument No. 20221007-0110866, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5136 Hunters Point Lane, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2025.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2025.

GRANTOR:

Claudia Vazquez Guerrero

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Claudia Vazquez Guerrero, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of August, 2025.

MICHAEL FERRENCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-26

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Meredith Berryhill *(custodian's name)*, 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 August 5th 2025 *(date of document)*.

Custodian's Signature

8/5/25
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 5th day of August, 20 25.

Notary Public

MY COMMISSION EXPIRES: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY