This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 9-6940-SL

Karen Johnson Davidson County
Batch# 1313485 DEEDWARR
08/21/2025 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250821-0067134

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2025.

Notary Public
My Commission Expires: 6/20/29

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Louella Garcia Hanna and Lawrence M. Garcia 208 Saddlestone Court Hermitage, TN 37076	The New Owner	086 12 0 101.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jami Golden, Fiduciary/Personal Representative of Kylie Nicole Golden a minor, by Jami Golden, court appointed Guardian of the property; Davidson County Docket No. 25P870** (individually and/or collectively, "Grantor"), transfer and convey unto **Louella Garcia Hanna, an unmarried and Lawrence M. Garcia, unmarried as tenants in common with right of survivorship** (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 Lot No. 8 on the Plan of ROCKWOOD ESTATES of record in Plat at Instrument No. 20001013-0102078, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trudy Anderson, Single Woman, by Warranty Deed from Robert Joseph Rager, an Unmarried Man, now known as Robert Joseph Rager, Married, of record in Instrument No. 20171002-0100443, in the Register's Office of Davidson County, Tennessee, dated September 27, 2017, and recorded on October 02, 2017. The said Trudy Anderson died on October 09, 2024, intestate, devising subject property to Heirs and/or Devisees of the Estate of Trudy Anderson. See Probate Case 25P294, Davidson County, Seventh Circuit Court.

This is improved property located at: **208 Saddlestone Court, 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 20th day of August, 2025.

GRANTOR:

Kylie Nicole Golden a minor, by Jami Golden, court appointed Guardian of the property; Davidson County Docket No. 25P870

By:_____
Jami Golden, Fiduciary/Personal Representative

STATE OF TENNESSEE
COUNTY OF Davidson Wilson CAL

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ~~Jami Golden, Fiduciary/Personal Representative of Kylie Nicole Golden a minor, by Jami Golden, court~~ appointed Guardian of the property; Davidson County Docket No. 25P870, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of August, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/5/26

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 8/20/2025 (date of document).

Affiant Signature

8/20/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 20 day of AUGUST, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL