Karen Johnson Davidson County
Batch# 1315456 DEEDWARR
08/27/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250827-0068721

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Sumner

The actual consideration or value, whichever is greater for this transfer is: $400,000.00

Affiant Signature

Subscribed and sworn to before me on this the 27th Day of August, 2025

Notary Public

My Commission expires 01/30/2029

NAME AND ADDRESS OF PROPERTY OWNER:
Lenia Suarez Fernandez and Lesnier Suarez Fernandez
438 Tampa Dr
Nashville, TN 37211

SEND TAX BILLS TO:
Pinnacle Bank
21 Platform Way S, Suite 2300
Nashville, TN 37203

MAP AND PARCEL NUMBER: 13312009400

WARRANTY DEED
25NT00995

Effective the 25 Day of Aug., 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Fidel D. Perez, a single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

LENIA SUAREZ FERNANDEZ, AN UNMARRIED WOMAN, AND LESNIER SUAREZ FERNANDEZ, AN UNMARRIED MAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 48 on the Plan of Windsor Park, of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Fidel D. Perez, a single man from Raul E. Morejon and Norma E. Seara, husband and wife, by Warranty Deed dated 11/27/2013 and recorded 12/03/2013 in Instrument No. 20131203-0122803, Register's Office of said County.

This is an improved property commonly known as: 438 Tampa Drive, Nashville, TN 37211

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 25 day of Aug., 2025

Fidel D. Perez

State of Tennessee
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Fidel D. Perez,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of Aug., 2025

Notary Public

My Commission expires: 03 / 09 / 2027

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/25/25 (date of document).

Jennifer Russell
Affiant Signature

8/27/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

