Karen Johnson Davidson County
Batch # 1318057 DEEDWARR
09/04/2025 10 17 21 AM 2 pgs
Fees $13 00 Taxes $1,642 88
20250904-0070612

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number. 6-6880-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $444,021.00

Affiant

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 3rd day of September, 2025.

Tracey Perry
Notary Public
My Commission Expires: 5-9-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Conner Hanover 3904 Bridgeview Lane Nashville, TN 37221	NEW OWNER	141-06-0C-065-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Marie Antoinette Aviles, an unmarried woman, and Melinda Reyes, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Conner Hanover, an unmarried man** (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 53 on the Plan of Final Plat, Riverbridge Community, Phase 1B of record in Instrument No. 20030709-0094605, 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 all of the property conveyed to Marie Antoinette Aviles, an unmarried woman and Merlinda Reyes, an unmarried woman, daughter and mother, as joint tenants with rights of survivorship, by deed from Leslie Irene Husted, a married woman nka Leslie Nelson, a married woman, along with her husband, Clint Nelson, of record in Instrument No 20200807-0088366, Register's Office for Davidson County, Tennessee, dated July 22, 2020 and recorded on August 7, 2020.

This is improved property located at: **3904 Bridgeview Lane, Nashville, TN 37221**

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 2nd day of September, 2025

GRANTOR:

Marie Antoinette Aviles

~~Melinda~~ Reyes
Merlinda MR

STATE OF NEVADA
COUNTY OF CLARK

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marie Antoinette Aviles and ~~Melinda Reyes~~, 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 they executed the foregoing instrument for the purposes therein contained. ~~M~~ MERLINDA REYES

WITNESS my hand and seal at office this 2nd day of September, 2025.

Notary Public
My Commission expires. 5/9/2027

JOSHUA CARLOS
Notary Public-State of Nevada
Appointment No.19-2559-1
My Appointment Expires 05-09-2027