Karen Johnson Davidson County
Batch# 1321520 DEEDWARR
09/12/2025 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20250912-0073024

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $368,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th day of September, 2025.

NOTARY PUBLIC

My commission expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Marta E. Hernandez and Juana L. Hernandez	Novus Home Mortgage, a	147-04-0-066.00
(NAME)	(NAME)	
3707 Faulkner Drive	20225 Water Tower Blvd. Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brookfield, WI 53045	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Pamela Jane Thompson Pfaff, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Marta E. Hernandez and Juana L. Hernandez, joint tenants with rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 111, as shown on the map entitled Hillbrook, Section 3, of record in Book 3300, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Charles William Pfaff and wife, Pamela Jane Pfaff, by Warranty Deed from Clinton L. Royals and wife, Virginia M. Royals, of record as Instrument No. 20000706-0066784, in the Register's Office for Davidson County, Tennessee, dated June 30, 2000. Charles William Pfaff having subsequently conveyed his interest to Pamela Jane Thompson Pfaff by Quitclaim Deed of record as Instrument No. 20160923-0100521, said Register's Office, dated September 9, 2016.

Pamela Jane Pfaff being one and the same persson as Pamela Jane Thompson Pfaff and Pamela J. Thompson.

This property is __unimproved _X_improved property known as: 3707 Faulkner Drive, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of September, 2025.

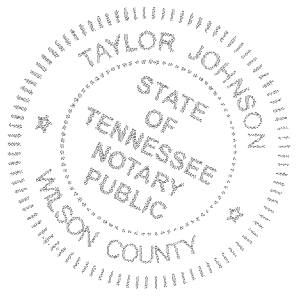
Pamela Jane Thompson Pfaff

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Jane Thompson Pfaff, the herein bargainor, 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 the 10th day of September, 2025.

Notary Public
My Commission Expires 5/14/2029



Certificate of Authenticity

I, Celia Stewart Rouse, 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 9/10/25.

Celia Stewart Rouse
Affiant Signature

9/10/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 10th day of September, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
May 31, 2026
WILSON COUNTY