**Prepared By & Return To:**
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
25-0187

Karen Johnson Davidson County
Batch# 1322912 DEEDWARR
09/16/2025 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250916-0073931

STATE OF TENNESSEE
COUNTY OF [redacted] WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of September, 2025

Notary Public

Commission Expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Liborio Lozano Jimenez<br>460 West Campbell Road<br>Goodlettsville, TN 37072 | Same as new owner | 033-00-0-167.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Ralph E. Hurst, an unmarried man**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Griselda Ordaz Ayala and Liborio Lozano Jimenez, wife and husband**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 11th Civil District of Davidson County, Tennessee, being Tract No. 6 on the survey of Irene Day Lands, described according to a survey made by Ralph Lambert and Son, Surveyors, dated September 6, 1972, and revised April 21, 1975, as follows:

SAID Tract 6 fronts 214.2 feet on the easterly margin of Campbell Road and extends back 603.3 feet on the northerly line, and 598.0 feet on the southerly line, to a line on the rear, on which it measure 215.0 feet.

BEING the same property conveyed to Ralph E. Hurst, et ux, Betty K. Hurst by Warranty Deed from Stephen R. Wauford, et ux, Phyllis Wauford, dated 11/20/1987 and recorded 11/30/1987 in Book 7413, Page 600, Register's Office for Davidson County, Tennessee.

The said Betty K. Hurst having since died 4/21/23 leaving Ralph E. Hurst as surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 460 West Campbell Roadm Goodlettsville, TN 37072

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; and we so covenant with the 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, unless otherwise herein set out; and 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of September, 2025.

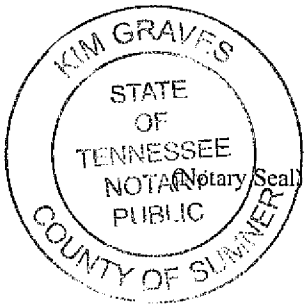
Ralph E. Hurst

Ralph E. Hurst

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ralph E. Hurst** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of September, 2025.



(Notary Seal)

Kim Graves

Notary Public
My Commission Expires: 8-1-28

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/16/25 (date of document).

Jennifer L. Pennell

9/16/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9/16, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028