Karen Johnson Davidson County
Batch# 1323402 DEEDWARR
09/17/2025 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20250917-0074252

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202510712

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$405,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 16 day of September, 2025.

Notary Public
My Commission Expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

WARRANTY DEED

THIS INDENTURE, made this 11th day of September, 2025, among:

CHARLES A. JUDGE AND LOU ANN JUDGE, AS TRUSTEES OF THE CHARLES A. AND LOU ANN JUDGE TRUST, DATED FEBRUARY 24, 2000

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

HECTOR I. HERNANDEZ FIGUEROA AND SEIDI TORRES MALDONADO, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 14 on the Condominium Plat, Townhomes of Brentwood, of record in Plat Book 9700, page 990, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles A. Judge and Lou Ann Judge, husband and wife by deed from Caroline H. Beavers, an unmarried person, dated April 15, 2011, of record in Instrument No. 20110419-0030210, Register's Office for Davidson County, Tennessee. The property was further conveyed to Charles A. Judge and Lou Ann Judge, as Trustees of The Charles A. and Lou Ann Judge Trust, dated February 24, 2000 by deed from Charles A. Judge and Lou Ann Judge, husband and wife, dated April 22, 2011, of record in Instrument No. 20110425-0031095, said Register's Office.

Being also known as 5758 Amalie Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters

therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Charles A. Judge and Lou Ann Judge, as Trustees of The Charles A. and Lou Ann Judge Trust, dated February 24, 2000

BY: _____
Charles A. Judge, Trustee

BY: _____
Lou Ann Judge, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Charles A. Judge and Lou Ann Judge,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Trustees** of **The Charles A. and Lou Ann Judge Trust, dated February 24, 2000.**

Witness my hand and official seal this 11th day of September, 2025.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:
Name: Hector Hernandez Figueroa and Seidi Torres Maldonado
Address: 5758 Amelie Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:
Name: Same as new owners
Address: _____
City, State, Zip: _____

Tax ID: 161-11F-014.00

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 9/11/25 (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

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

Notary's Seal