Karen Johnson Davidson County
Batch# 1335366 DEEDWARR
10/17/2025 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20251017-0082891

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-4609

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of October, 2025

Notary Public

Commission Expires: 11/2/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leonel Herrera 605 Big River Run Antioch, TN 37013	Southern Bancorp Bank 601 Main Street, Arkadelphia, AR 71923	164-16-0A-037.00-CO

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,

Jose Trinidad Herrera A/K/A J Trinidad Hernandez Herrera , a married man

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

Leonel Herrera, unmarried man

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:

Being Lot Number 102, Section Two, Meadow Woods Subdivision of record in Instrument Number 20000309-0024168, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jose Trinidad Herrera, married by Quitclaim Deed from Sarai Gonzalez, unmarried of record in Instrument No. 20231222-0098889 Register's Office for Davidson County, Tennessee, dated December 22, 2023 and recorded on December 22, 2023.

Being the same property conveyed to Sarai Gonzalez, married by Warranty Deed from Lonnie M. Bowden and wife, Elizabeth Bowden of record in Instrument No. 20061016-0128067 Register's

Office for Davidson County, Tennessee, dated October 10, 2006 and recorded on October 16, 2006 and Scrivener's Affidavit recorded on July 12, 2007 of record in Instrument No. 20070712-0082968 .

THIS PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR OR HIS SPOUSE.

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: 605 Big River Run, Antioch, TN 37013

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 used, 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 October, 2025.

J. Trinidad Herrera
Jose Trinidad Herrera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of October, 2025, before me personally appeared Jose Trinidad Herrera, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of October, 2025.

Notary Signature
My commission expires:

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/22/2026
WILLIAMSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 October 16, 2025.

(AFFIANT) – Karen Suggs

10/16/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 16th day of October, 2025.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY