THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF ~~Davidson~~ Rutherford** The actual consideration or value, whichever is greater, for this transfer is **$320,000.00**. Affiant Subscribed and sworn to before me, this **3rd day of November, 2025**. Notary Public **My commission expires:** 2/18/2029

BRIANA HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner(s) as follows: **Ernesto Collado Villalobos** **212 Scotts Creek Trail** **Hermitage, TN 37076**	Send Tax Bills To: New Owner	Map-Parcel Numbers: **075 12 0A 017.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Jerry W. Trent, Widower,** Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Ernesto Collado Villalobos and Maydelis De La Caridad Serrano Viamontes, Husband and Wife,** Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, Being Lot No. 17 on the Revised Plan of CEDAR CREEK, PHASE I, of record in Plat Book 6900, Page 848, 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 Jerry W. Trent and wife, Sandra J. Trent, by Warranty Deed from Larry Powell and wife, Carol Powell of record in Book 7891, Page 138, in the Register's Office of Davidson County, Tennessee, dated July 10, 1989, and recorded on July 18, 1989.
The said Sandra J. Trent died on July 20, 2025, leaving Jerry W. Trent as surviving tenant by the entirety.

Karen Johnson Davidson County
Batch# 1342292 DEEDWARR
11/05/2025 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20251105-0088283

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **212 Scotts Creek Trail, Hermitage, TN 37076**.

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 do 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 in 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.

Witness my/our hand(s) this **3rd day of November, 2025.**

Jerry W. Trent

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 3rd day of November, 2025, before me personally appeared Jerry W. Trent, 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 3rd day of November, 2025.

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

After Recording
Return to:
Trinity Title LLC
401 W Main St Ste 200
Murfreesboro, TN 37130

HE-2025-518

202511050088283

Certificate of Authenticity

I, Aimee Cain, 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 November 3, 2025.

Date

Aimee Cain

Affiant Signature

November 5, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5 day of November, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY