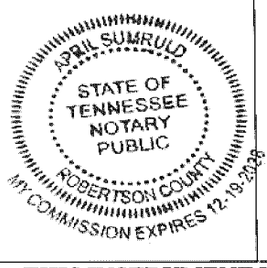
Karen Johnson Davidson County
Batch# 1343231 DEEDWARR
11/10/2025 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20251110-0089343

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $765,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 5th day of November, 2025. April Sumrold Notary Public My commission expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alexandro Vergara Jordan Vergara	Ascend Federal Credit Union	155-16-0A-287.00-CO
704 Trace Glen Court	520 Airpark Drive	
Nashville, TN 37221	Tullahoma, TN 37388	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM EDWARD HEDDEN JR. AND RHONDA KAYE HEDDEN, CO-TRUSTEES OF THE WILLIAM AND RHONDA HEDDEN REVOCABLE TRUST DATED NOVEMBER 12, 2024**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDRO VERGARA AND JORDAN VERGARA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 240 on the Plan of Traceside, Section Ten, Revision One of record in Plat Book 9700, Page 827, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William E. Hedden and wife, Rhonda K. Hedden by Warranty Deed from Troy K. Johnson and wife, Denise A. Johnson of record in Instrument No. 20050215-0017103 Register's Office for Davidson County, Tennessee, dated February 11, 2005 and recorded on February 15, 2005.

Being the same property conveyed to William Edward Hedden, Jr. and Rhonda Kaye Hedden, as Co-Trustees of The William and Rhonda Hedden Revocable Trust under agreement dated November 12, 2024 by Warranty Deed from William E. Hedden and wife, Rhonda K. Hedden of record in Instrument No. 20241113-0088453 Register's Office for Davidson County, Tennessee, dated November 12, 2024 and recorded on November 13, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 704 Trace Glen Court, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of November, 2025.

The William and Rhonda Hedden Revocable Trust dated November 12, 2024

By: William Edward Hedden Jr. Co-Trustee
William Edward Hedden Jr., Co-Trustee

By: Rhonda Kaye Hedden co-trustee
Rhonda Kaye Hedden, Co-Trustee

STATE OF FLORIDA
COUNTY OF Gulf

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Edward Hedden Jr. and Rhonda Kaye Hedden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustees of The William and Rhonda Hedden Revocable Trust dated November 12, 2024, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 3rd day of November, 2025.

Notary Public

My Commission Expires: 07/05/2029

GEORGE EDWARD FOXWORTH
Notary Public - State of Florida
Commission # HH 690881
My Comm. Expires Jul 5, 2029
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 5. 2025.

Affiant Signature

10th day of November, 2025
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202511100089343