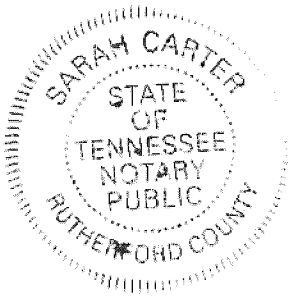
Karen Johnson Davidson County
Batch# 1352997 DEEDWARR
12/03/2025 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20251203-0095673

# WARRANTY DEED




STATE OF Tennessee
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $267,000.00.

Jim Qually
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/25/25.

Sarah Carter
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

**THIS INSTRUMENT PREPARED BY AND RETURN TO:**
CLOSED LLC
6312 Highway 41 A, Suite 104B, Pleasant View, TN 37146,
File # 8620-25LLC-TN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Fabian Jaramillo Hernandez | SAME | 120-02-0-164 |
| 1305 Mercury Drive | | |
| Nashville, TN 37217 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Krystal L. Newberry, an unmarried woman**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Fabian Jaramillo Hernandez, an unmarried man**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 122 on the map of Stardust Acres, as of record in Book 1424, page 92, in the Register's Office for said County.

Said Lot No. 122 fronts 70 feet on the South side of Mercury Drive and runs back 200 feet on the East line and 185 feet on the West line, to a dead line, measuring 71.2 feet thereon.

Said Lot No. 122 fronts 70 feet on the South side of Mercury Drive and runs back 200 feet on the East line and 185 feet on the West line, to a dead line, measuring 71.2 feet thereon.

Being the same property conveyed to Krystal L. Newberry, a single woman, by Warranty Deed from David M. Rediker and wife, Debra D. Rediker, dated 10/31/2006 and recorded on 11/07/2006 of record in Instrument No. 20061107-0138413, in the Register's Office of Davidson County, Tennessee.

This is property known as 1305 Mercury Drive Nashville, TN 37217

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

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) 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 GRANTEE(S), 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 hand on 11/25/25.

Krystal L. Newberry

STATE OF Tennessee
COUNTY OF ~~Cheatham~~ Davidson

Personally appeared before me, a Notary Public of said County and State, Krystal L. Newberry, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on Nov. 25, 2025

AMANDA L BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 7/25/29

NOTARY PUBLIC
My Commission Expires: July 25 2029

# Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 11/25/25 (date of document).

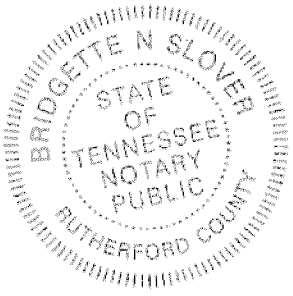
Affiant Signature

12/1/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of December, 2025.




Notary Signature

My Commission Expires: 01/21/2029