Karen Johnson Davidson County
Batch# 1353661 DEEDWARR
12/04/2025 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20251204-0096265

**Prepared by and Return to:**
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 280,000.00.

Affiant

Subscribed and Sworn before me this 3 day of December, 2025.

Notary Public
My commission expires: 10/24/2028

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

| ADDRESS OF NEW OWNER: | SEND TAX BILLS DUE: | TAX INFORMATION: |
|---|---|---|
| Nelvis Perez Hernandez<br>4104 Woodway Lane, Hermitage, TN 37076 | New Owner | Map/Parcel 08612006600 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jerel B. Carroll, a single person, Sheila C. Dillard, an unmarried person, and Pamela C. Black, a married person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nelvis Perez Hernandez, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

*Land in Davidson County, Tennessee, being Lot No. 96 on the Plat of Section 6, Valley Grove, or record in Plat Book 5200, Page 583, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.*

*Being the same property conveyed to Wilburn Carrall, Jr. by Warranty Deed from Stacie D. Gooden dated 5/29/98 of record in Book 10961, Page 452, Register's Office of Davidson County, Tennessee. Wilburn Carroll Jr. having died intestate on March 04, 2025, his interest in said property vesting in his heirs at law: Jerel B. Carroll, Sheila C. Dillard and Pamela C. Black, as shown in Affidavit of Heirship recorded on August 27, 2025 in Instrument No. 20250827-0068633, Register's Office for Davidson County, Tennessee.*

This is [ X ] improved [ ] unimproved property known as 4104 Woodway Lane, Hermitage, TN 37076 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 20th day of November, 2025.

Jerel B. Carroll

Jerel B. Carroll

Sheila C. Dillard

Sheila C. Dillard

Pamela C. Black

Pamela C. Black

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 26th day of November, 2025, before me personally appeared Jerel B. Carroll, Sheila C. Dillard, and Pamela C. Black, 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 20th day of November, 2025.

Notary Signature
My commission expires:
11/22/2025

MERISSA L. LEAVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/22/2025
COUNTY OF RUTHERFORD

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 11/20/2025 (date of document).

J Russell
Affiant Signature

12/2/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

