WARRANTY DEED

Karen Johnson Davidson County
Batch# 1354614 DEEDWARR
12/05/2025 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,698.26
20251205-0096890

File #25-TC-5625-C

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,990.00.

Hernan Estrada Nieto
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: 7-3-28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hernan Estrada Nieto and Minerva A. Jimenez Gonzalez	New Owner	
(NAME)	(NAME)	
5625 Chestnutwood Trail		**098050A13400CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

JENNIFER ARICK, A SINGLE WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

HERNAN ESTRADA NIETO, AND MINERVA A. JIMENEZ GONZALEZ, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 75 on the plan of REVISION ONE, SECTION FIVE, HAMPTON HALL, RS15 RESIDENTIAL P.U.D., of record in Plat Instrument No. 20000728-0074425, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer Arick, a single woman, by Warranty Deed from Marcell P. Cooreman and Judy Cooreman, sole heirs at law of the Estate of Stacy Marie Cooreman, of record in Instrument No. 20171220-0129768, in the Register's Office of Davidson County, Tennessee, dated December 13, 2017, and recorded on December 20, 2017.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION ONE, SECTION FIVE, HAMPTON HALL, RS15 RESIDENTIAL P.U.D., as recorded in Instrument No. 20000728-0074425.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE, HAMPTON HALL, RS15 RESIDENTIAL P.U.D., as recorded in Instrument No. 20000615-0059903.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, HAMPTON HALL, as recorded in Plat Book 9700, Page 216.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 10278, Page 257, as amended in Book 10444, Page 460; Book 10640, Page 947 and Supplemental Declaration recorded in Book 10301, Page 184; Instrument No. 20000608-0057413 and Notice of Invalid Amendment recorded in Instrument No. 20210202-0015066.
* Stormwater Detention Agreement as set forth in instrument recorded in Book 10584, Page 114.
* Common Open Space Deed recorded as Instrument No. 20000728-0074532.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **5625 Chestnutwood 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with 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 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 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.

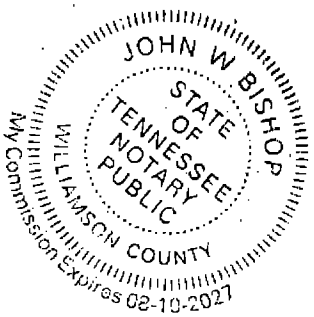
Witness my/our hand(s) this the 2nd day of December, 2025.

Jennifer Arick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2025, before me personally appeared Jennifer Arick, 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 2nd day of December, 2025.



Notary Signature
My commission expires:

Certificate of Authenticity

I, Holly A. Mason, 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 December 4, 2025.

Affiant Signature

12/4/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of December, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026