Karen Johnson Davidson County
Batch# 1359070 DEEDWARR
12/17/2025 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,397.12
20251217-0100462

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Montgomery (AS) The actual consideration or value, whichever is greater, for this transfer is $377,600.00. Affiant Subscribed and sworn to before me, this 12th day of December, 2025. Notary Public My commission expires: 9/13/2028

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Asia Michelle Davis	**Asia Michelle Davis**	**107-05-0-254.00**
1919 Louanne Dr	**1919 Louanne Dr**	
Nashville, TN 37217	**Nashville, TN 37217**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Leonel Carmona, a married man, Angel Hernandez a.k.a Angel Hernandez Rodriguez, a married man, and Jenifer Jimenez, a married woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Asia Michelle Davis, unmarried woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Bel-Air, Section Two, as of record in Book 2900, Pages 29 through 32, inclusive, Register's Office for Davidson County, Tennessee.

Said Lot No. 232 fronts 74.1 feet on the South side of Louanne Drive, and extends back 137.1 feet on the West line and 139.5 feet on the East line to a dead line in the rear on which it measures 74 feet.

Being the same property conveyed to Leonel Carmona, Angel Hernandez, and Jenifer Jimenez by Warranty Deed from Lesli Oliver Wright, Conservator for Jimmie Tarkington, Jr., Heir at law of Sputnik Neon Television Rushing and Linda Scanlon, Heir at law of Shirley Ann Rushing of

record in Instrument No. 20250407-0026298 Register's Office for Davidson County, Tennessee, dated April 7, 2025 and recorded on April 7, 2025.

*The subject property has never been the marital residence of the Grantor(s).

This is improved property known as **1919 Louanne Dr, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of December, 2025.

Leonel Carmona

Jenifer Jimenez

Angel Hernandez a.k.a. Angel Hernandez Rodriguez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leonel Carmona, Jenifer Jimenez, and Angel Hernandez a.k.a. Angel Hernandez Rodriguez, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12th day of December, 2025.

Daniel Thompson
Notary Public
My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

SP 11/2015

Certificate of Authenticity

I, Joshua A. Terry, 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 12/12/2025.

Affiant Signature – Joshua A. Terry

12/16/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/16/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27