Karen Johnson Davidson County
Batch# 1371382 DEEDWARR
01/21/2026 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260121-0004882

Prepared By & Return To:
Tennessee Title Service, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
MJ-26-43

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Montgomery (as)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of January, 2026

Notary Public

Commission Expires: 9/13/2028

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Galileo Juan Moreno Medina, 4057 Mills Road Hermitage, TN 37076	NEW OWNER 457 Mills Rd Hermitage, TN 37076	097-00-0-065

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Richard Marcrum, Jr

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Galileo Juan Moreno Medina, Trustee of Moreno Family Trust dated December 11, 2020

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being Situated in the 4th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by John D. McCormick, Registered Engineer, dated November 4, 1978, and being the remainder of the property conveyed to W. M. Heughan, and wife, as of record in Book 1334, Page 430, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Easterly margin of Mill Road, being the Southwest corner of the property conveyed to Howard L. Moore, et ux, as of record in Book 4889, Page 244, Register's Office for said County, and being the Northwest corner of the herein described tract; thence, North 89 degrees 52 minutes East 287.0 feet to an iron pin; thence South 6 degrees 49 minutes West 199.50 feet to an iron pin at the Northeast corner of the Guy T.

Gleaves property; thence North 85 degrees 36 minutes West with the Guy T. Gleaves line 275.0 feet to an iron pin in the Easterly margin of Mill Road; thence with said Easterly margin North 3 degrees 30 minutes East 175.5 feet to the point of beginning and containing 1.20 acres, more or less.

Being the same property conveyed to Richard Marcrum, Jr., a single person, by Quit Claim Deed from Richard H. Marcrum, Sr., dated 10/10/2012 and recorded on 10/31/2012 in Instrument Number 20121031-0099922, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 4053 Mills Road, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 15th day of January, 2026.

Richard Marcrum, Jr

STATE OF TENNESSEE
COUNTY OF WILSON

On this 15th day of January, 2026, before me personally appeared Richard Marcrum, Jr, 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 15th day of January, 2026.

Notary Signature
My commission expires: 6/3/2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

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 January 15 2026.

Affiant Signature – Joshua A. Terry

January 19 2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on January 19 2026

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27