Karen Johnson Davidson County
Batch# 1374704 DEEDWARR
02/02/2026 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $987.90
20260202-0006975

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 4.25.29
(AFFIX SEAL)

WILLIAMSON COUNTY
TENNESSEE NOTARY PUBLIC
STATE OF
CATHERINE FRANCO

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0590

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Fabiola Garcia Navarrete and Lesly Buruca Garcia	New Owner	Map: 107-05-0-011.00
(NAME) 1920 Dabbs Ave.	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY-SEVEN THOUSAND AND NO/100 DOLLARS ($267,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LEONARDO A. HERNANDEZ AND LANI G. HERNANDEZ F/K/A LANI G. CAIN, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FABIOLA GARCIA NAVARRETE, A SINGLE PERSON AND LESLY BURUCA GARCIA, A SINGLE PERSON AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,

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

BEING Lot No. 11, on the Plan of Bel-Air, Section One, of record in Book 2900, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 64 feet on the north side of Dabbs Avenue and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Lani G. Cain and wife, Leonardo A. Hernandez, by deed from Nathaniel V. Harris, unmarried, of record in Instrument No. 20050623-0072007, dated June 21, 2005, Register's Office for said County. The said Lani G. Cain is now known as Lani G. Hernandez.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Pages 27 and 28, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2959, Page 83 and Book 3096, Page 483, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1920 Dabbs Ave., Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 23rd day of January, 2026.

Lani G. Hernandez

Leonardo A. Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lani G. Hernandez and Leonardo A. Hernandez, 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.

Witness my hand and official seal this, 23rd day of January, 2026.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 Jan. 23, 2026.

Affiant
Date: 1-28-26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 28th day of January, 2026

Notary Public

My Commission Expires: 11/8/28

