Karen Johnson Davidson County
Batch# 1376675 DEEDWARR
02/05/2026 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20260205-0008360

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $359,900.00.

Affiant

Subscribed and sworn to before me, this 29th day of January, 2026.

Notary Public:
My Commission Expires: 8/1/2029

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Fatima G. Garcia and Juan A. Garcia Carmona 117 Jacksonian Drive Hermitage, TN 37076	Pinnacle Bank ~~New Owner~~ 21 Platform Way S Ste. 2300 Nashville, TN 37203	074-04-0-015.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Charles Austin Moyer, single,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Fatima G. Garcia and Juan A. Garcia Carmona, wife and husband**, hereinafter called the Grantee(s), his/her/their 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. 1050 on the Plan of Section Ten, Hermitage Hills, and a Resubdivision of a Portion of Hermitage Hills Section 7 of record in Plat Book 3600, Page 50, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 1050 fronts 55.68 feet on the easterly margin of Jacksonian Drive and runs back between lines measuring 160.0 feet thereon to a straight line in the rear measuring 138.0 feet thereon.

Being the same property conveyed to Charles Austin Moyer, single man by Warranty Deed from Terri Jean Turner, Billy Kirk Tyree and Ralph David Tyree, as devisees of Patricia A. Tyree of record in Instrument No. 20210527-0071697 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on May 27, 2021.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all matters shown on the Plan of record in Plat Book 3600, Page 50, Register's Office of Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 3765, Page 134, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (____) improved (____) unimproved property, known as: 117 Jacksonian Dr., 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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 29th day of January, 2026.

Charles Austin Moyer

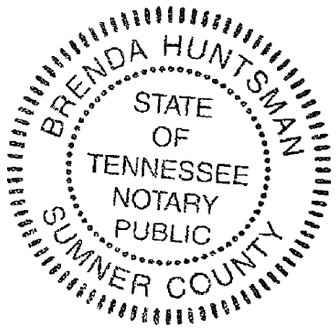
State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Charles Austin Moyer, 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.

Witness my hand and official seal, this 29th day of January, 2026.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 29, 2026.

J. Carlton Drumwright

January 29, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 29, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY