Karen Johnson Davidson County
Batch# 1382557 DEEDWARR
02/18/2026 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260218-0012912

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $390,000.00.

Affiant

Subscribed and sworn before me this the 17th day of February, 2026.

Notary Public
My commission expires: 6.29.27

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brian Michael Hartnett 4564 Raccoon Trail Hermitage, TN 37076	SAME AS GRANTEE	087-02-0 050.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAFAEL GONZALEZ, A SINGLE PERSON**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BRIAN MICHAEL HARTNETT, A MARRIED MAN, AND SABRINA MONTEIRO PEREIRA, UNMARRIED WOMAN, AS JOINT TENANTS**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 120, New Hope Meadows, Phase II, of record in Book 6900, Page 724, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rafael Gonzalez, a single person, by Warranty Deed from Larry Cox, dated 3/22/2023 and recorded 3/27/2023 in Instrument No. 20230327-0022200, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4564 Raccoon 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

RG

Witness my hand this the 17th day of February, 2026.

Rafael Gonzalez

Rafael Gonzalez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rafael Gonzalez, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2026.

My commission expires: 4/17/28

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **02/18/2026** (**date of document**).

Affiant Signature

02/18/2026
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
18th day of
February, 2026

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029