Karen Johnson Davidson County
Batch# 1392444 DEEDWARR
03/12/2026 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20260312-0019913

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 4/24/28
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

File No.: 26-0081

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ausencio Cortes Vasquez and Lorena Alavez Cortes	NEW OWNER	Map: 07513013100
(NAME) 2003 Forges Drive	(NAME) 2003 Forges Drive	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($335,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DEBORAH LYNN GIBSON AND DONALD RAY ANDERSON AND KRISTINE ANDERSON LYON AND KATHRYN ANDERSON PEACOCK AND MARY ANDERSON CHAMBERS AND MICHAEL ANDERSON, DEVISEES UNDER THE WILL OF HELEN G. ANDERSON,

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

AUSENCIO CORTES VASQUEZ AND SPOUSE, LORENA ALAVEZ CORTES,

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:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Hermitage Hills Subdivision, of record in Book 2900, page 49, Register's Office for said County.

Said Lot No. 4 fronts 80 feet on the southwesterly side of Jacksonian Drive and runs back 205.1 feet on the southeasterly line and 198.8 feet on the northwesterly line to a dead line in the rear on which it measures 80.25 feet.

Being the same property conveyed to James E. Anderson and wife, Helen G. Anderson, by deed from Clarence E. Elrod and wife, Elaine C. Elrod, of record in Book 3127, Page 309, dated August 24, 1960, Register's Office for said County. The said James E. Anderson died May 5, 1991, and title vested in Helen G. Anderson as surviving tenant by the entirety. The said Helen G. Anderson died testate on February 7, 2025, and the Will was admitted to Probate as Probate No. 25P660 of record in Probate Court of Davidson County, Tennessee, for muniment of title only. See also Estate of Helen Gardner Anderson of record in Instrument No. 20250425-0032049 and Last Will and Testament of Helen Gardner Anderson of record in Instrument No. 20250425-0032050, said Register's Office. The Grantors herein execute this instrument as Devisees Under the Will of Helen Gardner Anderson aka Helen G. Anderson. The said Curtis Neal Anderson predeceased his mother, Helen G. Anderson, on June 16, 2022, leaving as Sole Heirs, Kristine Anderson Lyon, Kathryn Anderson Peacock, Mary Anderson Chambers, and Michael Anderson. See also Affidavits of Heirship of record in Instrument No. 202603120019910, and Instrument No. 202603120019911, said Register's Office.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 49, said Register's Office.

The signature of Kathryn Anderson Peacock, Mary Anderson Chambers, and Michael Anderson is signed by his/her/their duly appointed Attorney-in-Fact, Kristine Anderson Lyon, pursuant to the Power of Attorney of record in Instrument No. 202603120019912, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 324 Jacksonian Drive, Hermitage, TN 37076
(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 12th day of March, 2026.

Deborah Lynn Gibson

Donald Ray Anderson

Kristine Anderson Lyon

Kathryn Anderson Peacock by Kristine Anderson Lyon, atty in fact
Kathryn Anderson Peacock
By: Kristine Anderson Lyon, as Attorney in Fact

Mary Anderson Chambers by Kristine Anderson Lyon, atty in fact
Mary Anderson Chambers
By: Kristine Anderson Lyon, as Attorney in Fact

Michael Anderson by Kristine Anderson Lyon, atty in fact
Michael Anderson
By: Kristine Anderson Lyon, as Attorney in Fact

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 Deborah Lynn Gibson and Donald Ray Anderson and Kristine Anderson Lyon, 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, 12th day of March, 2026.

My Commission Expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Kristine Anderson Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Kathryn Anderson Peacock, Mary Anderson Chambers, and Michael Anderson, as his/her/their Attorney-in-Fact, as the free act and deed of the within named Kathryn Anderson Peacock, Mary Anderson Chambers, and Michael Anderson.

Witness my hand and official seal this 12th day of March, 2026.

My Commission Expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Anita Lester, 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 March 12, 2026.

(AFFIANT) – Anita Lester

March 12, 2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me March 12, 2026.

My commission expires: 1/24/28

Notary Public

