Name and Address of New Owner:
Julio Cesar Rodriguez Jorge
339 Bonnahurst Drive
Hermitage, Tennessee 37076

Karen Johnson Davidson County
Batch# 1399014 DEEDWARR
03/30/2026 01:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20260330-0025069

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 074-08-0-150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Menjivar, a married man**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Julio Cesar Rodriguez Jorge, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described property situated and located in Davidson County, Tennessee, to wit:

Being Lot No. 733 on the Plan of Hermitage Hills, Section 7, of record in Book 3300, Pages 62 and 63, in the Register's Office for Davidson County, Tennessee. Said Lot No. 733 fronts 89.92 feet on the Southerly of Bonnahurst Drive and also 100.0 feet on the Westerly margin of Bonnahurst Court, said frontage being joined by a curve of 39.27 feet, and extends back 123.2 feet on the Westerly line and 107.0 feet on the Southerly line to a point.

Being the same property conveyed to Randall B. Wilson and Pamela P. Wilson, by Warranty Deed from Lewis H. Tune, IV, and wife Wenda W. Tune, of record in Book 5208, Page 513, Register's Office for Davidson County, Tennessee, dated October 7, 1977 and recorded on October 13, 1977.

Being the same property conveyed to Pamela P. Wilson by Quitclaim Deed from Randall B. Wilson, a married person, of record in Instrument No. 20040903-0107133 Register's Office for Davidson County, Tennessee, dated September 1, 2004 and recorded on September 3, 2004. The said Pamela P. Wilson died intestate on November 13, 2024, survived by Randall Brown Wilson, Christopher Ryan Wilson, Randall Ashley Wilson, Jennifer Suzanne Wilson Bayliss, and Wendy Elaine Wilson. Affidavit of Heirship of record in Instrument No.20251229-0102910, said Register's office.

Being the same property conveyed to Randall Brown Wilson, Christopher Ryan Wilson, Randall Ashley Wilson, Jennifer Suzanne Wilson Bayliss, and Wendy Elaine Wilson, as equal tenants in common, by Quitclaim Deed from Randall Brown Wilson (a/k/a Randall B. Wilson), Christopher Ryan Wilson, Randall Ashley Wilson, Jennifer Suzanne Wilson Bayliss, and Wendy Elaine Wilson, being all the heirs at law of Pamela P. Wilson, deceased, of record in Instrument No. 20250515-0038420, Register's Office for Davidson County, Tennessee, dated May 15, 2025 and recorded on May 15, 2025.

Being the same property conveyed to David Menhivar, a married man, by Warranty Deed from Randall Brown Wilson, unmarried, Christopher Ryan Wilson, married, Randall

Ashley Wilson, married, Jennifer Suzanne Wilson Bayliss, married, and Wendy Elaine Wilson unmarried, of record in Instrument No. 20251229-0102911, Register's Office for Davidson County, Tennessee, dated December 15, 2025 and recorded on December 29, 2025.

Being improved property known as 339 Bonnahurst Drive, Hermitage, Tennessee 37076.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

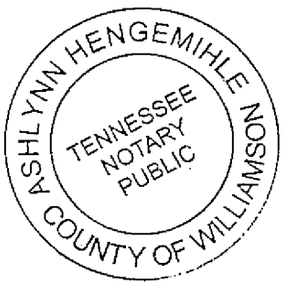
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of March, 2026.

_____(SEAL)
David Menjivar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Menjivar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of March, 2026.



Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 27th day of March, 2026.

Notary Public
My commission expires: 11.5.29

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. GNT-26-4517

202603300025069

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 3/27/26 (date of document).

Connie Taylor
Affiant Signature

3/27/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY