This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8352-AJ

Karen Johnson Davidson County
Batch# 1404335 DEEDWARR
04/10/2026 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20260410-0029194

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $389,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of April, 2026.

Notary Public
My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maria Ester Cardoza Velasco and Jessica Haydee Perez 415 Bonnawood Dr Nashville, TN 37076	New Owner	074 12 0 053.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Mary Helen Waller, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Maria Ester Cardoza Velasco, an unmarried woman and Jessica Haydee Perez, an unmarried woman** (individually and/or collectively, "Grantee"), 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. 622 on the plan of HERMITAGE HILLS, SECTION SIX, of record in Book 3300, Page 10, Register's Office for said County.

Said Lot No. 622, which is a corner lot, fronts 107.7 feet on the Southerly margin of Bonnawood Drive and fronts 76.38 feet on the Easterly margin of Bonnawood Court, said frontages being joined by a curve having a length of 36.74 feet and extends back 147.0 feet on the Southerly line and 118.49 feet on the Easterly line to a point of intersection.

Being the same property conveyed to Mary H. Adair, by Quitclaim Deed from Johnny Lee Adair, of record in Instrument No. 20090922-0088309, in the Register's Office of Davidson County, Tennessee, dated August 26, 2009, and recorded on September 22, 2009. Mary H. Adair has since married and is now known as Mary Helen Waller. Mary Helen Waller and Helen Waller are one in the same person. James Waller, husband of Helen Waller has since passed on December 25, 2024.

Being the same property conveyed to Johnny Lee Adair and wife, Mary H. Adair, by Warranty Deed from Jerry J. Foytik and wife, Veva D. Foytik, of record in Book 5166, Page 54, in the Register's Office of Davidson County, Tennessee, dated June 30, 1977, and recorded on July 01, 1977.

This is improved property located at: **415 Bonnawood Drive, Nashville, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 executed this instrument on this 9th day of April, 2026.

GRANTOR:

Mary Helen Waller

Mary Helen Waller

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Helen Waller, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of April, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 04/9/2026 (date of document).

Affiant Signature

04/9/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

