Karen Johnson Davidson County
Batch# 1411071 DEEDWARR
04/24/2026 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,929.49
20260424-0034900

WARRANTY DEED	State of Tennessee County of ~~Davidson~~ Rutherford KLP The actual consideration or value, whichever is greater, for this transfer is $521,484.00. Affiant Subscribed and sworn to before me, this the 22nd day of April, 2026. Notary Public My commission expires: 8/21/27 (AFFIX SEAL)

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: **Steven Hernandez**	Send Tax Bills To: New Owner	Map-Parcel Numbers **156-05-0A-016.00CO**
922 Silkwood Cir.		
Nashville, TN 37221		

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, WE,

Denise Leyes and Timothy J. Leyes, Sr., wife and husband

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

Steven Hernandez, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 16 on the Plan of Harpeth Village PUD, Section 2, Phase 2, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Harpeth Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, amended in Instrument No. 20161006-0105961, Instrument No. 20180214-0014615, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Harpeth Village, shown on Exhibit "A" to the Declaration of Covenants, of record in Instrument No. 20090121-0005246, amended in Instrument No. 20180214-0014615 and Addendum to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20090123-0006190, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Denise Leyes and Timothy J. Leyes, Sr., wife and husband, by Warranty Deed dated June 02, 2020, from Henry Mogan and Alice C. Mogan, married persons, of record in Instrument No. 20200603-0057008, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions shown in Instrument No. 20090121-0005246, amended in Instrument No. 20180214-0014615 and Addendum of record in Instrument No. 20090123-0006190, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Subject to all matters shown on Plats of record in Instrument No. 20051227-0153838 and Instrument No. 20080618-0062694, in said Register's Office.**

3) **Declaration of Covenants, Conditions and Restrictions of Harpeth Village, a Pllanned Unit Development, of record in Instrumnent No. 20090121-0005246, amended in Instrument No. 20161006-0105961, Instrument No. 20180214-0014615, and Addendum of record in Instrument No. 20090123-0006190, in said Register's Office.**

4) **By-Laws of Harpeth Village Homeowners' Association, Inc., of record in Instrument No. 20090121-0005247 and amended in Instrument No. 20161006-0105962, in said Register's Office.**

5) **Declaration of Restrictions, Covenants and Conditions and Grant of Easements of Harpeth Village, of record in Instrument No. 20060823-0104009 and Instrument Nio. 20070507-0054445, in said Register's Office.**

6) **Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20070829-0103726, in said Register's Office.**

7) **Grant of Easement of Comcast Nashville I, LLC, of record in Instrument No. 20081107-0110815, in said Register's Office.**

8) **Grant of Easement of record in Instrument No. 20100401-0024501, in said Register's Office.**

9) **Subject to Storm Water Detention Agreement of record in Instrument No. 20051219-0151714, in said Register's Office.**

10) **Easement and Restrictions as set out in Book 5653, page 679, said Register's Office.**

11) **Easement for the flow of the waters of the Trace Creek and the rights of the public therein.**

12) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is improved property, known as 922 Silkwood Cir, Nashville, TN 37221.

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) that I/we am/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 22nd day of April, 2026.

Denise Leyes
Denise Leyes

SL
Timothy J. Leyes, Sr.

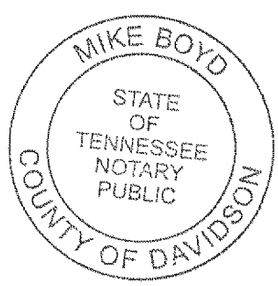
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Denise Leyes and Timothy J. Leyes, Sr., wife and husband, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 2026.

Notary Public

My Commission Expires: 5/9/2026



Tennessee Certification of Electronic Document

I, Emma Howard, 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 4/22/2026 (date of document).

Affiant Signature

4/22/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22 day of April, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL