Karen Johnson Davidson County
Batch# 1413181 DEEDWARR
04/29/2026 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260429-0037967

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2026.

(Affix Seal) Notary Public

My Commission Expires: 9/13/2028

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Henry-T26-029

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
201A Molly Walton Drive
Hendersonville, TN 37075 (615)264-8709

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Zachary Tyler Henry and Benjamin Kevin Sharp	New Owner	33-15-68
608 Hamblen Drive		
Madison, TN 37115		

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, I/we, **Mary Ann Chevez, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Zachary Tyler Henry, an unmarried man and Benjamin Kevin Sharp, an unmarried man as tenants in common with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 125 on the Plan of Primrose Acres, Section II, as of record in Book 2900, Page 43 and 44, Register's Office for said County.

Being the same property conveyed to Mary Ann Campbell by deed from James Christopher Campbell of record in Instrument No. 201901230006771, recorded on 01/23/2019 in the Register's Office for Davidson County, Tennessee.

Mary Ann Campbell now known as Mary Ann Chevez and is married to Victor Alexander Chevez Castro who joins in this conveyance.

unimproved ☐
This is improved ☑ Property known as: **608 Hamblen Drive, Madison, TN 37115**

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, the GRANTOR, 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 that 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 my/our hand(s) this 27 day of April, 2026.

Mary Ann Chevez

Mary Ann Chevez

Victor Alexander Chevez Castro

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mary Ann Chevez and Victor Alexander Chevez Castro, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 27 day of April, 2026.

Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 27. 2026

Affiant Signature

29th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

