WARRANTY DEED

Karen Johnson Davidson County
Batch# 1413199 DEEDWARR
04/29/2026 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260429-0037989

G-ORE-26-5724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/06/29
(AFFIX SEAL)

JORDYN NESBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Denis Adonay Henrriquez Henrriquez	**Same as New Owner**	
(NAME)	(NAME)	**172-08-0A-124-00**
5724 Collinwood Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-5115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY JOY HEARN AS EXECUTRIX OF THE ESTATE OF WILMA GAY CAMERON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DENIS ADONAY HENRRIQUEZ HENRRIQUEZ, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 124 on the Plan of Hunters Branch, Section 2-A, of record in Book 6258, Page 819, and amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gay Cameron by Warranty Deed from Carl A. Foster and wife, Nancy Joy Dodd Foster, dated December 16, 1991 and recorded December 18, 1991 in Book 8510, Page 884, Register's Office of Davidson County, Tennessee.

Gay Cameron having died February 15, 2025. Mary Joy Nillasca Hearn appointed as Executor of the Estate of Wilma Gay Cameron as per the Revised Order Granting Petition to Open Testate Estate and Appoint Executor filed in the Seventh Circuit (Probate) Court for Davidson County, Tennessee as Case No. 25P-1904.

This conveyance is subject to:
- Taxes for the year 2026 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 819, as amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6601, Page 7, Register's Office for Davidson County, Tennessee.
- By-Laws for Homeowners Association of record in Book 6632, Page 429, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 6632, Page 424, as amended in Book 8923, Page 318, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area to Homeowners Association of record in Book 6612, Page 885, in the Register's Office for Davidson County, Tennessee.
- Deed(s) of Conveyance to Metro Government for Water Main and Gravity Sewer of record in Book 7893, Page 324, Book 7893, Page 403 and Book 7893, Page 407, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5724 Collinwood Court, Antioch, Tennessee 37013-5115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 the 23rd DAY OF APRIL, 2026.

Estate of Gay Cameron

BY: _____

Mary Joy Hearn
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY JOY HEARN, EXECUTRIX of the ESTATE OF WILMA GAY CAMERON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd of April, 2026.

_____

Notary Public
My Commission Expires: 02 - 05 - 30
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Holly A Mason, 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 4/23/24.

Holly A

Affiant Signature

4/24/24

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 24 day of April, 20__.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026