Karen Johnson Davidson County
Batch# 1427988 DEEDWARR
06/04/2026 12:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260604-0050583

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILL TO | MAP / PARCEL NUMBER(S) |
|---|---|---|
| **Walter Hernandez, Trustee of The Hernandez Family Revocable Living Trust** | **NEW OWNER** | |
| (NAME) | (NAME) | |
| **6600 Chantel Dr.** | | **148-14-0-127.00** |
| (ADDRESS) | (ADDRESS) | |
| **Bell Gardens, CA 90201** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# Warranty Deed

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, WALTER HERNANDEZ, a single man, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto WALTER HERNANDEZ, as Trustee of The Hernandez Family Revocable Living Trust, dated May 26, 2026, 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. 245 on the Plan of Colewood Acres, Section 4 of record in Plat Book 4175, Page 144, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to WALTER HERNANDEZ, by Warranty Deed from Salyador Correa and Olga Olivia Correa, Husband and Wife, unmarried of record in Instrument No. 20170517-0049133 Register's Office for Davidson County, Tennessee, dated May 12, 2017 and recorded on May 17, 2017.

This conveyance is subject to:

- Taxes for the year 2026,
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 144, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided- in the Covenants, Conditions and Restrictions of record in Book 4451, Page 994, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 5708, Page 534; Book 5708, Page 554 and Book 5708, Page 559, in the Register's Office for Davidson County, Tennessee.
- Driveway Easement of record in Book 7608, Page 485, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

**This is improved property known as: 146 Brenda Lane, Antioch, Tennessee 37013.**

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 26 DAY OF MAY, 2026

Walter Hernandez

# Notary Acknowledgment

## Civil Code § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
)
County of **Los Angeles** )

On **May 26, 2026** before me, **Jorge Alberto Mesa** ,Notary Public, personally appeared **Walter Hernandez**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JORGE ALBERTO MESA
Notary Public - California
Los Angeles County
Commission # 2468325
My Comm. Expires Oct 25, 2027

Signature of Notary

(Notary Public Seal)

OATH OF CONSIDERATION

State of California ) ss.
County of Los Angeles )

The undersigned hereby swears or affirms that the actual consideration for this transfer of real property is $10.00, upon which the required Tennessee transfer tax has been computed and paid.

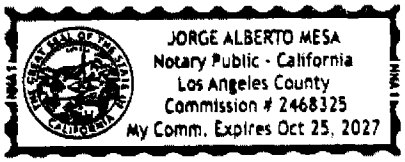
Further affiant saith not.

Affiant

Sworn to and subscribed before me this 26 day of May, 2026.

Notary Public: Jorge Alberto Mesa

My Commission Expires: 10/25/2027



**Tennessee Certification of Electronic Document**

I, Enrique Pardo, 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 May 26, 2026 (date of document).

Affiant Signature

6/1/2026
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this 1st day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2/15/2029

NOTARY'S SEAL

