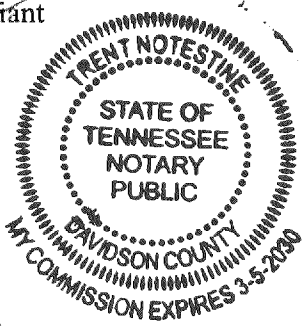
Karen Johnson Davidson County
Batch# 1429844 DEEDWARR
06/09/2026 12:10:30 PM 4 pgs
Fees: $23.00 Taxes: $673.40
20260609-0052049

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $182,000.00 Affiant Subscribed and sworn to before me This 8th day of June, 2026. Notary Public My Commission Expires: 6/05/2030



Address New Owners as:	Tax Bill To:	Map / Parcel
Mioses Hernandez Arriaga and Maria Del Refugio Hernandez 4017 Plantation Dr., Hermitage, TN 37076	U.S Bank National Association 2800 Tamarack Rd. Owensboro, KY 42301	87-9-34

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **The Anderson Trust, J. Ley as Trustee** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Mioses Hernandez Arriaga and Maria Del Refugio Hernandez, a husband and wife** (The "Grantees"), a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot Number 204-B on Zone Lot Division of Lots 108, 195, 196, 204 and 205 on the Plan of Section 8, Valley Grove, of record in Plat Book 5200, at Page 769, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed into Trust from #1DO Family, LP to the Anderson Trust, J. Ley as Trustee, of record in Instrument Number 20141218-0115727 and Scrivener's Affidavit recorded in Instrument Number 20150224-0015847.

This is unimproved property commonly known as 4641 Forest Ridge Drive, Hermitage, TN 37076

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Covenants of record in Book 6139, Page 443 and Book 5200, Page 769, said Register's Office
2. Subject to all matters on plat Book 5200, Page 606 and Book 5200, Page 769, said Register's Office

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whatsoever.

Witness my hand this 5th day of June 2026.

[SIGNATURE LINE AND NOTARY BLOCK ON NEXT PAGE]

Grantor:
The Anderson Trust

J. Ley, Trustee

By: J. Ley, as Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, J. Ley, **Trustee, for The Anderson Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Trustee** for The Anderson Trust, and as such **Trustee** acknowledged the he is authorized to execute the foregoing instrument on behalf of The Anderson Trust, the within named bargainor, and that he as such **Trustee,** executed the foregoing instrument for the purpose therein contained, by signing the J. Ley, The Anderson Trust,Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th **day of June, 2026.**

Notary Public

My Commission Expires: 03/05/2030

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Meredith Berryhill, 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 6/5/26 *(date of document)*.

Custodian's Signature — date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 5th day of June, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON