Karen Johnson Davidson County
Batch# 1433390 DEEDWARR
06/15/2026 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,446.70
20260615-0053986

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $391,000.00

Justin Foster
Affiant Signature

Subscribed and sworn to before me on this the 12 Day of June 26.

Notary Public
My Commission expires 4/29/30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

NAME AND ADDRESS OF PROPERTY OWNER:
Jake Edward
152 Dueler Dr,
Hermitage, TN 37076

SEND TAX BILLS TO:
Jake Edward
152 Dueler Dr,
Hermitage, TN 37076

MAP AND PARCEL NUMBER: 076010D04800CO

WARRANTY DEED
26NT01180

Effective the **12** Day of **June, 2026** and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Paola Delucas and Joseph M. Delucas, wife and husband

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jake Edward Minnes, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:
That certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Hermitage, and being described as follows, to-wit:

Being all of Lot No. 48, on the plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Paola Delucas and Joseph M. Delucas, wife and husband by Warranty Deed from Ole South Properties, Inc., A Tennessee Corporation as recorded 08/22/2018 in Book NA at Page NA as Document 20180822-0083141.

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. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 12 day of June, 2026

Paola Delucas

Paola Delucas

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Paola Delucas**, the within named bargainer, 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.

Notary Public

My Commission expires: 12/27/2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Joseph M. Delucas
State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Joseph M. Delucas**, the within named bargainer, 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.

Notary Public

My Commission expires: 12/27/2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Justin Foster 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 6-12-24 (date of document).

Affiant Signature

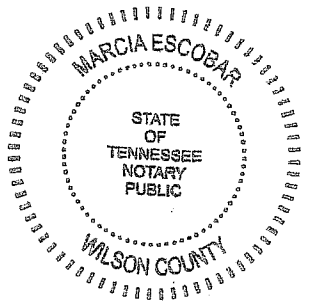
12-6-24

Date 6-12-24

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 of June, 24.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027