WARRANTY DEED

Karen Johnson Davidson County
Batch# 1438558 DEEDWARR
06/26/2026 11:53:30 AM 4 pgs
Fees: $23.00 Taxes: $1,320.90
20260626-0057995

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$357,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 23RD DAY OF JUNE, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 130626

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Christopher Joseph Goumas, IV 208 Walnut Hill Drive Nashville, TN 37214	CMG Mortgage, Inc dba CMG Home Loans 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	084 15 0 057.00

For and in consideration of the sum of Three Hundred Fifty-Seven Thousand And 0/100 ($357,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

ADAM HERNANDEZ, AN UNMARRIED MAN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

CHRISTOPHER JOSEPH GOUMAS, IV, A SINGLE MAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

The following real property, located in Davidson County, State of Tennessee to-wit:

Being the same property conveyed to Adam Hernandez, by deed from Carlos Hernandez, married, dated 01/29/2019 and recorded 02/07/2019 in Instrument Number 20190207-0011776, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 208 Walnut Hill Drive, Nashville, TN 37214.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR ADAM HERNANDEZ, AN UNMARRIED MAN to CHRISTOPHER JOSEPH GOUMAS, IV FOR THE TRANSFER OF PROPERTY LOCATED AT 208 WALNUT HILL DRIVE, NASHVILLE, TN 37214.]

Witness our/my hand on the 23rd day of June, 2026.

Adam Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Adam Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2026.

Notary Public
My Commission Expires: _____

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2028

Tennessee Certification of Electronic Document

I, Rachelle Oser, 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 6/23/26 (date of document).

Rachelle Oser
Affiant Signature

6/25/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2028

NOTARY'S SEAL

