WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 640,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2026.

Notary Public

COMMISSION EXPIRES: _____

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

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1438619 DEEDWARR
06/26/2026 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20260626-0058093

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam Hernandez	NEW OWNER	087-02-0B-041-00
(NAME)	(NAME)	
7905 Silver Oak Court		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **we, Cameron Davidson and Hilary Davidson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Hernandez, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A 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 41, Final Plat, Cobblestone Landing Phase 2B Subdivision, as shown on plat of record in Plat Book 20210504-0059747, Surveyor's Certificate of Correction of record in Instrument No. 20210713-0094153, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to CAMERON DAVIDSON AND HILARY DAVIDSON, HUSBAND AND WIFE, by Special Warranty Deed from DAVIDSON HOMES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, of record in Instrument No. 20220408-0040826, dated March 31, 2022, recorded April 08, 2022, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 7905 Silver Oak Court (House Number) (Street) (P.O. Address) Mt. Juliet, TN (City or Town) 37122 (Postal Zip)

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, successors and assigns forever; and we do covenant with the 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, 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 GRANTEES, their heirs, successors 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 our hands this 26th day of June, 2026.

Cameron Davidson

Hilary Davidson

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Cameron Davidson and Hilary Davidson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 26th day of June, 2026.



Commission Expires: _____

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 6/26/26 (date of document).

Rachelle Oser
Affiant Signature

6/26/26
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2028

NOTARY'S SEAL



202606260058093