Karen Johnson Davidson County
Batch# 1438792 DEEDWARR
06/29/2026 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,707.55
20260629-0058381

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $461,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 4/29/2030
(AFFIX SEAL)

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

B-ELAM-26-6140

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cia Langh and Mih Nge	New Owner	
(NAME)	(NAME)	**176 05 0B 121.00**
6140 Firelight Trail		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JOSE R. MOLINA AND ROSA L. HERNANDEZ, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CIA LANGH AND MIH NGE,** 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:

Being Lot No. 219 on the Plan of HICKORY WOODS ESTATES, SECTION "C", of record in Book Plat 6900, Page 885 thru 887, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jose R. Molina and Rosa L. Hernandez, by Quitclaim Deed from Jose A. Miranda and Mayra S. Molina, of record in Instrument No. 20160114-0003962, in the Register's Office of Davidson County, Tennessee, dated January 10, 2016 and recorded on January 14, 2016.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HICKORY WOODS ESTATES, SECTION "C", as recorded in Plat Book 6900, Page(s) 885-887.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 7823, Page 857, corrected in Book 9616, Page 470; Book 9616, Page 477 and amended in Book 7857, Page 94 (re-recorded in Book 7876, Page 75) and amended and restated in Book 9678, Page 187, as amended in Book 9764, Page 44; Book 11180, Page 802.
- Charter for Hickory Woods Estates Homeowners Association recorded as Book 9680, Page 319.
- By Laws for Hickory Woods Homeowners Association, recorded as Book 7932, Page 648 and as amended in Instrument Nos. 20001207-0120450, 20230707-0052103and 20241101-0084802.
- Common Open Space Deed recorded as Book 9786, Page 923.
- Rules and Regulations recorded as Instrument No. 20010614-0062709; Instrument No. 20011015-0111957, as amended in Instrument No. 20031010-0150800.
- Architectural Review Committee recorded as Instrument No. 20010614-0062710.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6140 Firelight Trail, 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 25 DAY OF JUNE, 2026.

Jose R. Molina

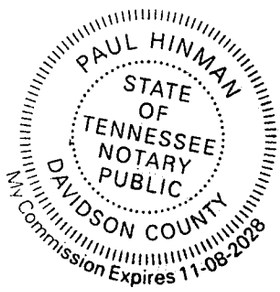
Rosa L. Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSE R. MOLINA, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

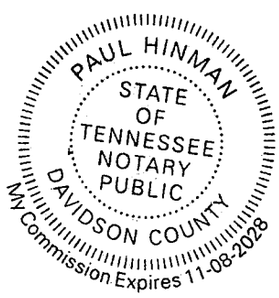


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSA L. HERNANDEZ, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 6-25-26 (date of document).

Affiant Signature

6-25-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 of June, 26

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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