Karen Johnson Davidson County
Batch# 1442530 DEEDWARR
07/06/2026 01:38:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20260706-0060543

Prepared by:
Bobo, Hunt & White
111 West Side Square
Shelbyville, TN 37160

Information contained in this Deed was furnished by the parties.

German Hernandez, Owners
5313 Windypine Drive
Nashville, TN 37211

Tax Responsibility:
New Owner

Map/Parcel: 13308013200 NC

WARRANTY DEED

For and in consideration of the sum of Ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **CONNIE J. SERENA**, unmarried, have this day bargained and sold and do hereby sell, transfer and convey unto **GERMAN HERNANDEZ,** a single man, his heirs and assigns, certain real estate lying and being in the First (1st) Civil District of Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 37-A on the plan of Phase II, Valley View Terrace, of record in Book 5200, page 119, as amended in Book 6250, page 185, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Connie J. Serena, unmarried person, by Warranty Deed from Brown Ambrose, an unmarried person, dated May 21, 2001, of record as Instrument Number 20010523-0053623, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

LAW OFFICES
BOBO, HUNT & WHITE
111 N. SPRING ST.
SUITE 202
P.O. BOX 169
SHELBYVILLE, TN 37162

To have and to hold said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said **GERMAN HERNANDEZ,** a single man, his heirs and assigns, forever.

I covenant that I am lawfully seized and possessed of said property; have a good and lawful right to sell and convey the same, and that it is free and unencumbered, except for restrictions of record, if any.

I further covenant and bind myself, my heirs, representatives and assigns, to forever warrant and defend the title to said property unto the said **GERMAN HERNANDEZ,** a single man, his heirs and assigns against the lawful claims and demands of all persons, whomsoever.

Witness my signature, this 24th day of June, 2026.

Connie J. Serena

STATE OF TENNESSEE,

COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named **CONNIE J. SERENA**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at office in Shelbyville, Tennessee, this 24th day of June, 2026.

Notary Public

My commission expires: 07-28-2029

JOY D. WHITE
TENNESSEE NOTARY PUBLIC
COUNTY OF MOORE

LAW OFFICES
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SHELBYVILLE, TN 37162

I hereby affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the day of June, 2026.

Notary Public or Register

My commission expires: 3/22/2030

~~After Recording, Mail to Buyer at:~~

\\server22\Data\Our Documents\Lynn\2026 Files\26-0306A Serena to Hernandez\Documents\Deed.doc

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Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/24/26 (date of document).

Connie Taylor
Affiant Signature

6/24/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.3.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY