Karen Johnson Davidson County
Batch# 1443938 DEEDWARR
07/10/2026 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260710-0062472

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$315,000.00** (Three Hundred Fifteen Thousand).

Tracy Perry
AFFIANT

Subscribed to and sworn before me this 10th day of July, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-8-27

(NOTARY SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Hector Hererra and Celia Hererra 519 Bluff View Drive Pegram, TN 37143	**SAME AS NEW OWNER**	05208015300

WARRANTY DEED

FOR AND IN 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, I/WE, **TOO MUCH PARTNERSHIP, a Tennessee general partnership, comprised of John C. Rosselot, Partner and Kelley L. Davison, Managing Partner,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HECTOR HERERRA AND CELIA HERERRA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING Lot No. 50 on the Plan of Meadow Bend Subdivision, Section Three, of record in Plat Book 6250, page 532, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to TOO MUCH PARTNERSHIP, a Tennessee general partnership, comprised of John C. Rosselot, Partner and Kelley L. Davison, Managing Partner, by deed from Gene Hughes and spouse, Ruth Hughes of record in Instrument No. 20210706-0090527, dated July 2, 2026 and recorded July 6, 2026, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1140 SIOUX TERRANCE** **MADISON, TN 37115**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2026067787

WITNESS, this 10th day of July, 2026

TOO MUCH PARTNERSHIP, A Tennessee general partnership

John C. Rosselot, Partner

Kelley L. Davison, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John C. Rosselot and Kelley L. Davison, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the partners of TOO MUCH PARTNERSHIP, a Tennessee general partnership, and they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as partners.

Witness my hand and official seal this 10th day of July 2026.

Notary Public

My Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

LTSR Number:

GTE File: 2026067787

Tennessee Certification of Electronic Document

I, Nancy Enoch, 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 7-10-2026 (date of document).

Nancy Enoch
Affiant Signature

7-10-2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2028

NOTARY'S SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028