Karen Johnson Davidson County
Batch# 1445555 DEEDWARR
07/13/2026 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20260713-0063010

Name and Address of New Owner:
Alvaro Hernandez and Sarah Hernandez
2158A Byrum Avenue
Nashville, TN 37203

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105-11-4D-001.00

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 and legal sufficiency of which are hereby irrevocably acknowledged, **Sarah Catherine Hagovsky and Adam Erickson, wife and husband,**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alvaro Hernandez Feris, and Sarah Hernandez,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 2158 Byrum Commons, a Townhouse Planned Unit Development, established and Site Plan of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20160712-0071484, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah Catherine Hagovsky by Warranty Deed dated June 6, 2017 from Jackson Valley Lane Partners, LLC, recorded June 12, 2017 in Instrument No. 20170612-0058751 in the Register's Office.

Adam Erickson hereby joins in to convey any rights he may have marital or otherwise.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of July, 2026.

Sarah Hagovsky (SEAL)
Sarah Hagovsky

(SEAL)
Adam Erickson

STATE OF Ohio
COUNTY OF Franklin

On this 9th day of July, 2026, before me personally appeared Sarah Hagovsky and Adam Erickson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of July, 2026.

Marcia Christine Taylor
Notary Signature
My commission expires:

NOTARY PUBLIC STATE OF OHIO

MARCIA CHRISTINE TAYLOR
Notary Public
State of Ohio
My Comm. Expires
July 13, 2030

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $690,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

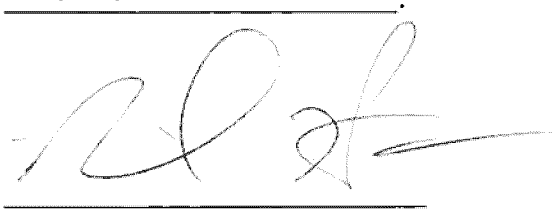
Sworn to and subscribed before me this
10th day of July, 2026.

Notary Public
My commission expires: 9/18/29
File No. 2026-9029-MA

Brad Krivensky
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, Nick Harris, 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 7/10/26.



Affiant Signature

7/10/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of July, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

