Karen Johnson Davidson County
Batch# 1450376 DEEDWARR
07/22/2026 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260722-0066243

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $200,000

Affiant Signature

Subscribed and sworn to before me on this the 16 Day of July, 26.

Notary Public
My Commission expires 4 / 29 / 30

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

NAME AND ADDRESS OF PROPERTY OWNER:

Rigoberto Garatachia Lopez, Elizabeth Luna Hernandez
654 Netherlands DR
Hermitage, TN 37076

SEND TAX BILLS TO:
Rigoberto Garatachia Lopez, Elizabeth Luna Hernandez
654 Netherlands DR
Hermitage, TN 37076

WARRANTY DEED
26NT01398

Effective the 16 Day of July, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jennifer Ann Fuller, a single woman
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Rigoberto Garatachia Lopez, Elizabeth Luna Hernandez, husband and wife

Land in Davidson County, Tennessee, being Lot No. 376 on the Plat of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office for said County.

Said Lot No. 376 fronts 81.2 feet on the westerly margin of Netherlands Drive and extends back 162.69 feet on the northerly line and 104.88 feet on the southerly line, to a line on the rear on which it measures 112.39 feet.

Being the same property conveyed to JENNIFER ANN FULLER and a Life Estate hereby expressly reserved to KENNITH HERBERT FULLER for as long as he shall live from KENNITH HERBERT FULLER, by Quitclaim Deed dated 04/18/2023 and recorded 04/19/2023 in Instrument No. 20230419-0028811, Register's Office of said County. Kennith Herbert Fuller died 04/14/2025, thus terminating his life estate.

Being the same property conveyed to KENNITH HERBERT FULLER and wife, Catherine S. FULLER by Warranty Deed from JOHN R. JENSEN and wife, CAROLYN H. PHELAN JENSEN, dated June 14th, 1985, and filed June 18th, 1985, and appearing of record in Book 6584 and Page 122-124 with the Davidson County Register of Deeds Office, State of Tennessee. CATHERINE FRANCES FULLER, having since died on November 13th, 2002, leaves KENNITH HERBERT FULLER as the sole surviving Tenant by the Entirety. The said CATHERINE FRANCES FULLER and CATHERINE S. FULLER being the one and same person.

This is an improved property commonly known as: 654 Netherlands Drive, Hermitage, TN 37076-2315
Tax ID: 07511009300

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 and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 16 day of July, 2026

Jennifer Ann Fuller

Jennifer Ann Fuller

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jennifer Ann Fuller**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 9/21/26

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 7-16-26 (date of document).

Affiant Signature

7-16-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 of July, 26.

(SEAL)



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