Karen Johnson Davidson County
Batch# 1456750 DEEDWARR
08/10/2026 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,896.25
20260810-0073390

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-26-2973

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of July, 2026

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Angel Luis Hernandez 925 Chickasaw Ave Nashville, TN 37207	Shelter Lending Services, LLC 1245 Cheyenne Avenue Suite 304B/304C Grafton, WI 53024	072-09-0-028.00

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,

Euralia Seda and Miguel A. Seda, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angel Luis Hernandez, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Victory Heights, of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 30 fronts 60 feet on the North side of Chickasaw Avenue and runs back between parallel lines 150 feet to a dead end.

Being the same property conveyed to Euralia Seda, married by Warranty Deed from Robert S. Massie of record in Instrument No. 20031124-0170595 Register's Office for

Davidson County, Tennessee, dated October 31, 2003 and recorded on November 24, 2003.

Being the same property conveyed to Euralia Seda and Miguel A. Seda, wife and husband by Quitclaim Deed from Euralia Seda of record in Instrument No. 20050208-0014450 Register's Office for Davidson County, Tennessee, dated January 24, 2005 and recorded on February 08, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 925 Chickasaw Ave, Nashville, TN 37207

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; and we so covenant with the 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, 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 GRANTEES, 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.

Dated this the 4 day of August, 2026.

Euralia Seda

Miguel A. Seda

STATE OF TN

COUNTY OF Wilson

On this 4 day of August, 2026, before me personally appeared Euralia Seda and Miguel A. Seda, 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 4 day of August, 2026.

Notary Signature
My commission expires: 2/25/30

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Joshua A. Terry, 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 8/4/2026.

Affiant Signature – Joshua A. Terry

8/5/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/5/2026.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON