Karen Johnson Davidson County
Batch# 1465300 DEEDWARR
08/31/2026 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20260831-0080242

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-42019-26

WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2026

NOTARY PUBLIC

My commission expires: 11.28.26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix M. Hernandez,, Jr and Alexandra Reyes 1525 Water Oak Court, Antioch, TN 37013	Same address as new owner	176-02-0-045

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY TWO THOUSAND AND 00/100 Dollars ($342,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FELIX N. HERNANDEZ AND MAYRA L. URBINA-SALMERON, A MARRIED COUPLE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **FELIX M. HERNANDEZ JR AND ALEXANDRA REYES, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of Section 17, Peppertree Forest, of record in Book 8250, Page 196, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Felix N. Hernandez, unmarried, and Mayra L. Urbina-Salmeron, unmarried, from Raymond C. McGuire and wife, Linda J. McGuire by Warranty Deed dated October 27, 2004, and recorded November 1, 2004, in Instrument Number 20041101-0130978, said Register's Office. Felix N. Hernandez and Mayra L. Urbina-Salmeron have since married.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 1525 Water Oak Court, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 21st day of August, 2026

GRANTOR(S)

Felix N. Hernandez

Felix N. Hernandez

Mayra L. Urbina-Salmeron

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Felix N. Hernandez and Mayra L. Urbina-Salmeron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21st day of August, 2026.

Notary Public

Tina C Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8/21/26 (date of document).

Jennifer L. Pennell

8/21/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this August 21, 2026.

Notary's Signature

My Commission Expires: _____

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Seal