WARRANTY DEED

Karen Johnson
Batch # 1480424
10/02/2026 02:53:48 PM
Fees: $13.00 Taxes: $240.50

Davidson County
DEEDWARR
2 pgs

20261002-0091178

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value,
Whichever is greater
For this transfer is $65,000.00

Affiant (Signature)

SUBSCRIBED and sworn to before me
This 1st day of October 2026.

NOTARY PUBLIC (Signature)

My Commission Expires: 05/03/2027

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DIVESH R. GOPAL
(Notary Seal)

THIS INSTRUMENT WAS PREPARED BY:
Teresa Tellez, P.O. Box 1121, Mt Juliet, TN 37121-1121 Phone 615-416-9824 Email teresatellezg@gmail.com

ADDRESS NEW OWNER:	**SEND THIS BILL TO:**	**MAP PARCEL NUMBER**
Adriana Flores Hernandez 3762 Pin Hook Drive Antioch, TN 37013 615-419-6807	Adriana Flores Hernandez 3762 Pin Hook Drive Antioch, TN 37013 615-419-6807	043 16 0 123.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF ALL OF WHICH ARE HEREBY ACKNOWLEDGED, **CLARENCE L. SUMMEY, d/b/a CLS INVESTMENT PROPERTIES, LLC,** HEREINAFTER CALLED **THE GRANTOR**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADRIANA FLORES HERNANDEZ,** HEREINAFTER CALLED **THE GRANTEE,** HEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. 111 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, Page 227, Register's Office of Davidson County, Tennessee, and being a part of the same land conveyed to Kingsway Greens of America, Inc., by deed of record in Book 4212, Pages 838 and 839 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to A. A. M. L. Brown by Default Judgement of record in Instrument No. 20211022-014257, said Register's Office of Davidson County, Tennessee.

Being the same property conveyed to CLS Investment Properties, LLC of record Instrument No. 20220718-0081964 dated July 18, 2022.

This is an unimproved property known as 1233 Bubbling Well Road, Madison, Tennessee 37115.

This is the same legal description from the last Instrument of record.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2026 are not due yet for Map & Parcel **043 16 0 123.00.**

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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, her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right and bind ourselves, our heroes and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whosoever. Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 1st day of October, 2026.

GRANTOR:

CLARENCE L. SUMMEY,
d/b/a CLS INVESTMENT PROPERTIES, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of October, 2026, before me personally appeared **Clarence L. Summey,** to me known to be the person (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself AND that is is doing business as that he is authorized to execute the foregoing instrument, the within named bargainor, and that he as such, executed the foregoing instrument for the purpose therein, by signing the name

described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal at Davidson County, Tennessee, this 1st day of October, 2026.

My Commission Expires: 05/03/2027

Notary Public Signature:

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DIVESH R. GOPAL