Karen Johnson Davidson County
Batch# 1480597 DEEDWARR
10/05/2026 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,074.85
20261005-0091430

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-43190-26

WARRANTY DEED

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,500.00.

Alex Gregory
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of SEPTEMBER, 2026

Teresa Taylor
NOTARY PUBLIC

My commission expires: 3-20-2027

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
Melvin M. Zeledon Herrera and Jessica P. Zeledon Herrera 5053 Luker Lane Antioch, TN 37013	Pinnacle Bank PO Box 702726 Dallas, TX 75370	162-06-0-001

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY THOUSAND FIVE HUNDRED AND 00/100 Dollars ($290,500.00) 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, **BARBARA HENDRICK HALL, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JESSICA ZELEDON HERRERA, AN UNMARRIED WOMAN AND MELVIN ZELEDON HERRERA, A MARRIED MAN,** 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:

Lying and being in Davidson County, Tennessee, and being Lot No. 65 on the Plan of Colewood Acres, Section I, as of record in Book 3700, page 59, Register's Office for said County, and being more particularly described as follows:

Said lot fronts 125 feet on the westerly side of Luker Lane and runs back 191.6 feet on the northerly line and 179TEät¯on the southerly line to a dead line in the rear on which it measures 37.3 feet.

Being the same property conveyed to Richard W. Hall and wife, Joyce M. Hall by Warranty Deed from W. Fred Heer and wife, Carolyn C. Heer, dated April 14, 1972 and filed of record in Book 4592, Page 947, in the Register's Office for Davidson County, Tennessee. By Final Decree of Divorce entered in the cause of Hall V Hall , Docket No. 55106, Fourth Circuit Court of Davidson County, Tennessee, the interest of Joyce M. Hall in subject property was divested out of her with full title thereto being vested in Richard W. Hall. The said Richard W. Hall, aka Richard Wilson Hall,Sr., died intestate on April 10, 2021 leaving his wife, Barbara Hendrick Hall and his son, Richard W. Hall, II as his sole Heirs-at-Law pursuant to Affidavit of Heirship of record in Instrument No. 20251112-0090002, in the Register's Office for Davidson County, Tennessee. By Order Entered in Davidson County Chancery Court Part IV Docket No. 25-1426-IV, the contract to sell subject property was approved, and Barbara Hendrick Hall was authorized to sell the real property without joinder of Richard W. Hall, II.

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 improved property, known as: 5053 Luker Lane, 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 30th day of September, 2026

GRANTOR(S)

Barbara Hendrick Hall

Barbara Hendrick Hall

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON

Personally appeared before me, a Notary Public, Barbara Hendrick Hall, 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 30th day of SEPTEMBER, 2026.

Notary Public

Jason C. Nguyen

Printed Notary Name

My commission expires: 5/14/29

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

Tennessee Certification of Electronic Document

I, Teresa Taylor, 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 9-30-26 (date of document).

Teresa Taylor
Affiant Signature

10-1-26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1st day of ~~September~~ October 2026.

Jennifer Russell
Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

