Karen Johnson Davidson County
Batch# 1482797 DEEDWARR
10/09/2026 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20261009-0093027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/19/30
(AFFIX SEAL)

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-1249

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Jaydan A. Hernandez and Noranda M. French	Jaydan A. Hernandez and Noranda M. French	075-06-0-004.00
(NAME)	(NAME)	
213 Belinda Drive	213 Belinda Drive	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Five Thousand And No/100 Dollars ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KIMBERLY D. MONTGOMERY, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF LOIS V. DOWLESS, AND WINFRED G. DOWLESS, JR., AND PATRICIA D. ROBERTSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAYDAN A. HERNANDEZ, A SINGLE WOMAN AND NORANDA M. FRENCH, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, 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. 238 on the Plan of Hermitage Estates, of record in Book 3300, Pages 70 and 71, Register's Office for said County, described as follows:

Beginning at a point in the Northeasterly margin of Belinda Drive at the corner of Lots No. 237 and 238; thence with the line between said lots, Northeasterly 150 feet to a corner of Lot No. 239; thence with the line ; between Lots No. 238 and 239, Southeasterly 139.7 feet to the Northwesterly margin of Gullett Drive; thence with the margin of the same, Southwesterly 103 feet to the beginning of a curve; thence around said curve, Westerly 39.3, feet to the margin of Belinda Drive; thence with the margin of the same, Northwesterly 110 feet to the point of beginning.

Being the same property conveyed to Winfred G. Dowless, etux Lois V. Dowless by Warranty Deed from Robert E. Huston Etux, Shirley A. Huston of record in Book 4812, Page 512, Register's Office for Davidson County, Tennessee, dated March 01, 1974 and recorded on May 06, 1974.

The said Winfred G. Dowless died on or about June 07, 2006, and title vested in Lois V. Dowless, as surviving tenant by the entirety. The said Lois V. Dowless died on or about May 13, 2026, and title vested in her children Winfred G. Dowless, Jr., Kimberly D. Montgomery, and Patricia D. Robertson. See probate order Docket No. 26P1139, in the Seventh Cicuit Court for the Twentieth Judicial Disctrict of the Metrolopitan Nashville/Davidson County, Tennessee.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 213 Belinda Drive, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 successors 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.

Witness our hands this _____ day of _____, _____.

Kimberly D. Montgomery, Individually and as Executrix of the Estate of Lois V. Dowless

Kimberly D. Montgomery

Winfred G. Dowless, Jr.

Patricia D. Robertson

Patricia D. Robertson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly D. Montgomery the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of October 2026.

Notary Public
My Commission Expires: 01/24/28

BRANDON JOHN MILLS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Kimberly D. Montgomery with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Executrix of the Estate of Lois V. Dowless the within named bargainor, a probate estate, and that [s]he as such Executrix, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by him/her self as Executrix.

Witness my hand, at office, this 6 day of October 2026.

Notary Public

My Commission Expires: 01/24/28

BRANDON JOHN MILLS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Winfred G. Dowless the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of October 2026.

Notary Public
My Commission Expires: 01/24/28

BRANDON JOHN MILLS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia D. Robertson the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of October 2026.

Notary Public
My Commission Expires: 01/24/28

BRANDON JOHN MILLS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Yvette Meldrum, 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 Oct. 6, 2026.

Affiant Signature

Oct. 6, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6th of Oct. 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/19/30

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030