STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $349,000.00

Affiant

Subscribed and sworn to before me, this 6th day of May 2020.

Notary Public

My commission expires: January 8, 2024

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
636 Grassmere Park
Nashville TN 37211

Karen Johnson Davidson County
Batch# 396923 **DEEDWARR**
05/07/2020 11:22:18 AM 2 pgs
Fees: $13.00 Taxes: $1,291.30
20200507-0047663

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Madalyn Bradly **Nicholas Willems**	First National Bank of Middle Tennessee	**114080A02500CO**
737 Cedar Crest Drive	1608 Williams Drive #301	
Nashville, TN 37209	Murfreesboro, TN 37129	

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 ACKNOWLEDGE, WE,

German Gomez and wife, Martha Patricia Parra

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Madalyn Bradly, an unmarried woman and Nicholas Willems, an unmarried man, joint tenants with right of survivorship

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. 25 on the Plan of Cedar Crest Subdivision, Phase II, of record in Plat Book 9700, page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to German Gomez and wife, Martha Patricia Gomez, by Warranty Deed from NVR Fox Ridge, Inc., dated November 26, 1997, of record in Book 10710, page 674, Register's Office for Davidson County, Tennessee. German Gomez and wife, Martha Patricia Parra conveyed their interest in subject property to Alberto Gomez Gomez and wife, Alcira Ballesteros, by Quitclaim Deed, dated January 25, 1999, of record in Book 11328, page 680, Register's Office for Davidson County, Tennessee. Alberto Gomez Gomez and wife, Alcira Ballesterso conveyed their interest in subject property to German Gomez and wife, Martha Patricia Parra, by Quitclaim Deed, dated June 19, 2000, of record in Instrument No. 200007180070642, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 737 Cedar Crest Drive, Nashville, TN 37209.

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 in 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.

_____ Date: 5/5/2020
German Gomez

_____ Date: 5/5/2020
Martha Patricia Parra

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, German Gomez and Martha Patricia Parra, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2020.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 9/6/22