This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 412643 DEEDWARR
06/10/2020 10:13:52 AM 2 pgs
Fees: $13.00 Taxes: $575.72
20200610-0059434

WARRANTY DEED

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 ACKNOWLEDGED, WE, **CURTIS T. STEWART, MARRIED,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IVAN GONZALEZ,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 1, 2 & 3 ON THE FINAL PLAT OF RESUBDIVISION OF LOT 6 OF PEEPLES ESTATE SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20191009-0103520, IN THE REGSITER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOTS.

BEING PART OF THE SAME PROPERTY CONVEYED TO CURTIS T. STEWART, MARRIED, BY WARRANTY DEED FROM HAROLD CLAY PEEPLES AND GARY WAYNE PEEPLES AND FRANCES ELAINE PEEPLES GREEN, HEIRS/DEVISEES OF EUGENIA H. PEEPLES, DATED MAY 11, 2018 AND RECORDED ON MAY 21, 2018 IN INSTRUMENT NO. 20180521-0048664, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved property, known as 229, 231 & 233 LIBERTY LANE, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of May, 2020.

Curtis T Stewart

CURTIS T. STEWART

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, CURTIS T. STEWART, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 29th day of May, 2020.

NOTARY PUBLIC
My commission expires: 7-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$155,600.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2020.

NOTARY PUBLIC
My commission expires: 7-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
IVAN GONZALEZ
820 S. WATER AVENUE
GALLATIN, TN 37066

Send Tax Bills To:
Same as above

MAP/PARCEL: P/0 026-00-0/030.00