NEW OWNER:
M.T. POST
679 PARK STREET
NASHVILLE, TN 37209

SEND TAX BILLS TO:
Michael Post
2105 Casterline Ct
Franklin, TN 37069
Map & Parcel: 091010A001.00

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 20-1074

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 452246 DEEDWARR
08/07/2020 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20200807-0087866

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LLOAN S. GOMEZ, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **M.T. POST and S.S. POST, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being Lot No. 1 on the Final Plat of Parkehaven Subdivision of record in Instrument No. 20031104-0161788, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more comprehensive description. Said Lot No. 1 is a portion of original lot No. 8 of Rockmont Subdivision of record in Book 4300, Page 71 as amended by the Final Plat of Parkehaven Subdivision, as aforesaid.

Being the same property conveyed to LLOAN S. GOMEZ, married, by Quitclaim Deed from JOAQUIN I. GOMEZ, married and RAFAEL A. GOMEZ, single, dated May 9, 2020, and of record in Instrument No. 20200522-0053564, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to JOAQUIN I. GOMEZ, married and RAFAEL A. GOMEZ, single, by Warranty Deed from Michael Stein and wife, Kimberly J. Hill-Stein, dated December 13, 2006, and of record in Instrument No. 20061215-0154793, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **679 PARK STREET, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20031104-0161788, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 6th day of August, 2020.

Lloan S Gomez
LLOAN S. GOMEZ

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LLOAN S. GOMEZ**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of August, 2020.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$280,000.00**.

AFFIANT

Sworn to and subscribed to before me this 6th day of August, 2020.

NOTARY PUBLIC

My commission expires: 9/29/2021

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY