685,000

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $685,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF AUGUST, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 467189 DEEDWARR
08/31/2020 01:55:46 PM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20200831-0098635

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-7491B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nathan Gonzalez and Allyson Gonzalez	new owners	158-07-0-027.00
1900 Cromwell Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOHN T. CLARK AND WIFE, ELIZABETH M. CLARK

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NATHAN GONZALEZ AND ALLYSON GONZALEZ, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 110 on the Plan of Hillsboro Park, Section 12 of record in Plat Book 3842, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John T. Clark and wife, Elizabeth M. Clark by Warranty deed from Herbert A. Fogel, unmarried of record in Instrument No. 20000807-0078374 Register's Office for Davidson County, Tennessee, dated August 07, 2000 and recorded on August 07, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1900 Cromwell Drive, Nashville, TN 37215

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 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CP-20-1810

Witness my hand on the 25th day of August, 2020.

John T. Clark

Elizabeth M. Clark

STATE OF CALIFORNIA

COUNTY OF Fresno

Personally appeared before me, a Notary Public of said County and State, JOHN T. CLARK AND ELIZABETH M. CLARK, the within named grantor(s), ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of August, 2020.

BEATRIZ GONZALEZ
Notary Public - California
Fresno County
Commission # 2270713
My Comm. Expires Jan 9, 2023

Notary Public

My Commission Expires: Jan 9, 2023

File #: 20-7491B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027