Record and Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8972-MC

Karen Johnson Davidson County
Batch# 502446 DEEDWARR
10/28/2020 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $702.63
20201028-0124915

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $189,900.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 22nd day of October, 2020.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Goretti Gonzalez 715 Clearwater Court Nashville, TN 37217	Evansville Teachers Federal Credit Union 580 Franklin Road 100 Franklin, TN 37069	149-08-0-187.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Chryssantinum Powell, a married woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Goretti Gonzalez, a single person**, hereinafter called the Grantee(s), his/her/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. 15B, Revised Zone Lot Division Lot Nos. 10-16, 18-43, Edge-O-Lake, Section 21, of record in Book 6250, page 111; as revised in Book 6900, page 256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Chryssantinum Powell, single woman by Warranty deed from John R. Sullivan, married of record in Instrument No. 20180409-0033002 Register's Office for Davidson County, Tennessee, dated April 06, 2018 and recorded on April 09, 2018.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ improved or ☐ unimproved property located at: **715 Clearwater Court, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2021 taxes, not yet due and payable and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of October, 2020.

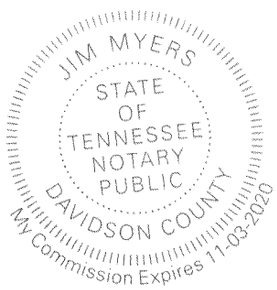
GRANTOR:

Chryssantinum Powell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chryssantinum Powell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of October, 2020.



Notary Public
My Commission expires: _____

True Copy Certification

I, Christopher M. Corriveau, do hereby make 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 to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

