RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200244

WARRANTY DEED

Karen Johnson Davidson County
Batch# 505140 DEEDWARR
10/30/2020 11:00:30 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20201030-0126762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2020.

NOTARY PUBLIC

My commission expires: 11-8-22

REGINA V SULLO
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pascual Beristain Ochoa and Maria del Pilar Leyva Palafox 2109 Guaranty Drive Nashville TN 37214	Same address as new owner	095-01-0-024.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Five Thousand and 00/100 Dollars ($295,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TODD GILBERT AND WIFE, JEANNA RHUDY GILBERT**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **PASCUAL BERISTAIN OCHOA AND MARIA DEL PILAR LEYVA PALAFOX**, joint tenants, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 167 on the plan of Donelson Hills Subdivision, Section II, as of record in Book 2330, page 86, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Todd Gilbert and wife, Jeanna Rhudy Gilbert, with life estate retained by Mary Helen Gilbert, from Todd Gilbert and Mary Helen Gilbert by Quitclaim Deed dated November 29, 2016 and recorded December 7, 2016 in Instrument #20161207-0128271, said Register's Office. Mary Helen Gilbert passed away on April 2, 2017.

Being the same property conveyed to Todd Gilbert, subject to a life estate reserved for Mary Helen Gilbert, from Mary Helen Gilbert by Quitclaim Deed dated November 15, 2012 and recorded November 16, 2012 in Instrument #20121116-0105938, said Register's Office.

Being the same property conveyed to Thomas Dorris Gilbert and wife, Mary Helen Gilbert from Dorris L. Bradley and wife, Helen Myers Bradley by Warranty Deed dated June 15, 1959 and recorded June 17, 1959 in Book 2921, page 183, said Register's Office. The said Thomas Dorris Gilbert died intestate February 22, 1989 in Davidson County, Tennessee.

The address of the herein described property is believed to be 2109 Guaranty Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of October, 2020.

TODD GILBERT

JEANNA RHUDY GILBERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Todd Gilbert and wife, Jeanna Rhudy Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of October, 2020.

Notary Public

Printed Notary Name

My commission expires: 10/6/21

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

State of TN
County of Davidson
Personally appeared before me, Debra A. Ball, Sr. with whom I am personally acquainted, and who acknowledged that this certificate of no electronic document is true and correct and that I saw said signatory sign the same.
Notary Signature
My Commission Expires: 3-8-2022
Notary Seal (if on paper)

True Copy Certification
I, John A. Ball Sr. do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document and that this is a true and correct copy of the original document executed and authenticated according to law.
Signature

DEBRA A. LOCKHART NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY