Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201131751

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

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

Notary Public

My Commission Expires: 05/03/2021

ALEXIS MENDEZ NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 546381 DEEDWARR
01/05/2021 10:44:07 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20210105-0001434

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alvaro Briseno Gonzalez, and Tomas Briseno and Florinda Gonzalez 3040 Owendale Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 150 09 0A 065.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carol Greene and husband Joel Greene**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alvaro Briseno Gonzalez , an unmarried man and Florinda Gonzalez and Tomas Briseno, wife and husband, as tenants in common with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 219 on the Plan of Forest View Park, Section VII, as of record in Plat Book 6900, Page 162, as amended in Book 7430, Page 753, of Register's Office for said County and State.

Said Lot No. 219 fronts a total of 65.47 feet on the Easterly side of Owendale Drive and runs back 87.50 feet on the Northerly lot line and 87.06 feet on the Southerly lot line in the rear which measures 73.32 feet thereon.

Being the same property conveyed to Carol Greene and husband, Joel Greene by Warranty Deed from Janice W. Dobson, a single person, of record in Instrument No. 20070305-0027005, in the Register's Office for Davidson County, Tennessee, dated March 01, 2007 and recorded on March 05, 2007. Said Warranty Deed being re-recorded in Instrument No. 20070305-0027005, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Forest View Park Section VII, as recorded in Plat Book 6900, Page(s) 162, as amended in Book 7430, Page 753.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7079, Page 472, as amended in Book 7235, Page 411.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances and Force Main, recorded in Instrument No. 20061122-0145185. ALTA 5, 8.1 and 9 will be added to the final title policy.

This is improved property located at 3040 Owendale Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2020.

Carol Greene

Joel Greene

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carol Greene and Joel Greene, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021