Karen Johnson Davidson County
Batch# 546439 DEEDWARR
01/05/2021 11:26:49 AM 2 pgs
Fees: $13.00 Taxes: $953.49
20210105-0001506

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph Allyn Gomez and Vanita Sue Joines-Gomez	same as above	Parcel ID: 161-04-0-077.00-000
(NAME)	(NAME)	
310 April Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Galactic Redevelopment, LLC, a Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph Allyn Gomez and Vanita Sue Joines-Gomez, husband and wife**, hereinafter called the Grantees, 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. 4 on the Plan of April Lane Subdivision of record in Book 2330, Page 132, 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 Michael L. Waddell By Deed from Frances Jones, dated December 31, 1984 recorded January 09, 1985, of record in Book 6471, Page 454 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Michael L. Waddell By Quitclaim Deed from Maria Brewer Waddell, dated November 30, 1992 recorded January 15, 1993, of record in Book 8841, Page 497 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Galactic Redevelopment, LLC, a Limited Liability Company By Warranty Deed from Matthew Waddell, sole heir at law of Estate of Michael L. Waddell, dated July 30, 2020

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-KH-20310

recorded August 03, 2020, of record as Instrument No. 20200803-0085531 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 310 April Lane, Nashville, TN 37211

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. 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.

Witness our hands this 30th day of December, 2020

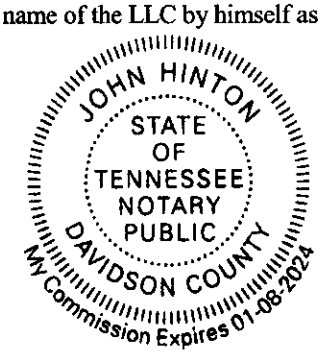
Galactic Redevelopment, LLC

BY: _____
Sumant S. Joshi, Chief Executive Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sumant S. Joshi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Manager, and is authorized to execute the instrument on behalf of Galactic Redevelopment, LLC, the within named bargainor, and that he as such Chief Executive Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Chief Executive Manager.

Witness my hand and official seal, this the 30th day of December, 2020.



_____
Notary Public

My Commission Expires:

(SEAL)