This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-10279-TH

Karen Johnson Davidson County
Batch# 562538 DEEDWARR
01/27/2021 12:09:30 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20210127-0012135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2021.

Notary Public
My Commission Expires: _____

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Pedro Salvador Gomez 221 Sterry Court Nashville, TN 37013	Ark - La - Tex Financial Services, LLC dba Benchmark Home Loans 5160 Tennyson Pkwy, Ste. 1000 Plano, TX 75024	162-06-0-091

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, **Fabiola Edwards, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Pedro S. Gomez, a single man**, 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 number 21 on the plan of Fair Oaks Subdivision, as of record in Book 4175, Page 42 and 43, Register's Office for Davidson County, Tennessee to which plan reference is hereby made.

This conveyance is made together with the following described tract:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the southerly right of way of Sterry Court, said point being in the northwesterly corner of lot 21 of Fair Oaks Subdivision as of record in Book 4175, page 42, said Register's Office, at a corner common with the northwesterly corner of Lot 20 of said subdivision (now or formerly owned by Harold G. Briggs et ux, as of record in Book 8228, page 486, said Register's Office);

Thence, leaving the said Sterry County right- of- way with the line between Lots 20 and 21 south 39 degrees 03 minutes 02 seconds west 118.42 feet to a point, said point being the rear common corner of said lots 20 and 21; thence, severing and crossing Lot 20, north 33 degrees 16 minutes 37 seconds cast 119.26 feet to a point in the southerly right- of- way of Sterry Court; thence, with the southerly right of way of Sterry Court with a curve to the left having an arc distance of 12.00 feet, said curve having a radius of 450.86 feet, a chord direction of south 49 degrees 49 minutes 51 seconds east and a chord length of 12.00 feet, to the point of beginning,

Being the same property conveyed to Fabiola Edwards, by deed from James M. Woods and wife, Patricia A. Woods, of record in Instrument No. 20110805-0060511, Register's Office for Davidson County, Tennessee, dated July 29, 2011 and recorded on August 5, 2011. (Value or consideration shown in aforementioned deed $86,000.00.)

Tracy Edwards, spouse of Fabiola Edwards is joining in the execution of this instrument to convey any marital interest he may have in the subject property.

This is ☒ improved or ☐ unimproved property located at: **221 Sterry Court, Nashville, TN 37013**.

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 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

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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 14th day of January, 2021.

GRANTOR:

F. Edwards

Fabiola Edwards

Tracy Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fabiola Edwards and Tracy Edwards, 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 14th day of January, 2021.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 08 2021

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Exp. es: 1/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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