A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Karen Johnson Davidson County
Batch# 579054 DEEDWARR
02/25/2021 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $986.51
20210225-0024246

STATE OF ~~TENNESSEE~~ California
COUNTY OF Los Angeles

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,625.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: April 2021
(AFFIX SEAL)

ANDRE MASSENGALE
Notary Public - California
Los Angeles County
Commission # 2200833
My Comm. Expires Jun 28, 2021

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-01205

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jose Gonzalez and Claire Gonzalez 5009 Bonnawell Dr. Hermitage, TN 37076	Jose Gonzalez and Claire Gonzalez	074-16-0-093.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lauren G. Linde, Trustee of the Lauren G. Linde Living Trust, dated April 15, 2009,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jose Gonzalez and Claire Gonzalez, husband and wife,** hereinafter called the Grantees, their successors 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. 392, on the plan of Section Five, Hermitage Hills, as shown by plat of record in Book 3300, Pages 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> 24 month chain of title:
>
> Being the same property conveyed to Lauren G. Linde, Trustee of the Lauren G. Linde Living Trust, dated April 15, 2009 by deed from Michael Sales and Theresa G. Sales, husband and wife, dated June 4, 2013, recorded June 5, 2013, of record in Instrument No. 20130605-0057252, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5009 Bonnawell Dr., Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 20 day of February, 2021

Lauren G. Linde, Trustee of the
Lauren G. Linde Living Trust, dated
April 15, 2009

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lauren G. Linde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be the Trustee of the Lauren G. Linde Living Trust dated April 15, 2009, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my ~~hand~~ and official seal this 20 day of February, 2021.

Notary Public
My Commission expires: 6/28/21

ANDRE MASSENGALE
Notary Public - California
Los Angeles County
Commission # 2200833
My Comm. Expires Jun 28, 2021

True Copy Certification

I, Spencer Gross, 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.

Signature

SPENCER RYAN GROSS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 6-11-2023

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 09/21/2024

W. BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY