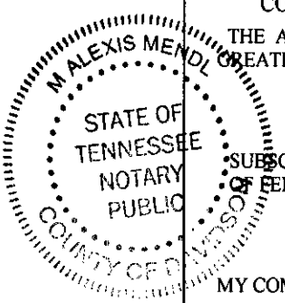
Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
[illegible] Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 579433 **DEEDWARR**
02/26/2021 11:54:45 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20210226-0024654



STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/5/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Jose E. Morales Velez	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 301 Gates Road	(NAME) New Owner	03405000900
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Janis Rittersbeek, unmarried** , HEREINAFTER CALLED THE GRANTORS, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose E. Morales Velez, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, being part of Lot No. 22 on the Plan of Gatewood Section 1, as shown on plat of record in Book 3300, Page 47-52, inclusive, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the westerly margin of Gates Road, at the corner of Lots No. 22 and 23; thence with the line between said lots, westerly 188.3 feet to a point; thence norther 121 feet to a point in the southerly margin of Alta Loma Road; thence with the margin of same, easterly 162.2 feet to the beginning of a curve, which has a radius of 25 feet southerly 37.5 feet to a point of the beginning. Included but excluded from this conveyance is a 15 foot by 132 foot strip of land in the northwesterly portion of said lot, bordering on Alta Loma Road, which was conveyed to State of Tennessee in Book 4046, Page 586, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janis Rittersbeek, by virtue of that certain Warranty Deed dated July 30, 2020, and being of record at Instrument No. 20200805-0086565 in the Register's Office of Davidson County, Tennessee.

The above described property has never been the primary residence of the Grantor, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 3300, Page 47-52, Deed Restrictions recorded at Instrument No. Book 3370, Page 121 and Book 3398, Page 438, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 301 Gates Rd. Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 24 day of February, 2021.

Janis Rittersbeek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Janis Rittersbeek** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of February, 2021.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/08/2022