**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 579534 DEEDWARR
02/26/2021 02:19:45 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20210226-0024832

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Bedford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 day of February, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/6/22
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Leslie A. Garside, Esq., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Maria Elena Olivo Marquez (NAME) | Same as Owner (NAME) | 075 09 0 094.00 |
| 215 Bonnalynn Dr. (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 (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/we, **GARY P. ISRAEL, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIA ELENA OLIVO MARQUEZ and ANGEL ANTONIO HERNANDEZ JIMENEZ**, HEREINAFTER CALLED THE GRANTEE, 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. 192 on the plan of revised plan of Hermitage Hills, Section Two, of record in Plat Book 2900, page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Gary P. Israel, an unmarried man, by Quitclaim Deed from Gary P. Israel, an unmarried man, and Brenda S. Israel, an unmarried woman, dated September 23, 2005, of record as Instrument No. 20060602-0065451, Register's Office for Davidson County, Tennessee.**

**This property has never been a marital residence of the Grantor herein.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 18th day of February, 2021.

Gary P. I

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gary P. Israel, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 1/3/23

