Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 590702 DEEDWARR
03/12/2021 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20210312-0032919

39-B
File #21-1148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rafael Gutierrez and Karen Gutierrez, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nathan Gould,*** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*a single man

Land in Davidson county, Tennessee, being Unit B, Glen Echo Townhomes, as shown on Exhibit B of Instrument No. 20080307-0023551, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Rafael Gutierrez and Karen Gutierrez, husband and wife by Corporate Form Warranty deed from Libra Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20131213-0126396 Register's Office for Davidson County, Tennessee, dated December 10, 2013 and recorded on December 13, 2013

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1624 Glen Echo Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Nathan Gould
600 12th Ave S Apt 2004
Nashville, TN 37203

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
117-05-0L-002.00

WITNESS THE EXECUTION HEREOF this 9th day of March, 2021.

Rafael Gutierrez

Karen Gutierrez

State of Tennessee
County of Davidson

On this 9th day of March, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rafael Gutierrez and Karen Gutierrez, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: ~~My Commission Expires~~ March 20, 2024

SARAH CARVER
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 730,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of March, 2021.

Notary Public

My Commission Expires: _____

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

True Copy Certification

I, Margaret Philpott, 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

State of Tennessee

County of Davidson

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

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23