WARRANTY DEED

Karen Johnson Davidson County
Batch# 608237 DEEDWARR
04/06/2021 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210406-0045185

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Connie Kay Houston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: May 3, 2021
(AFFIX SEAL)

THOMAS D. LARSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gabriel Sosa, II and Samantha S. Hudson	Gardner Financial Services	Parcel ID: 126 16 0A 304.00
(NAME)	(NAME)	
7512 Watervale Drive	3503 Paesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William Arthur Houston and Connie Kay Houston, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gabriel Sosa, II, a single man and Samantha S. Hudson, a single woman**, hereinafter called the Grantees, 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. 232 on the Final Plat of Riverwalk, Phase 2A, Section 2, as shown by the plat appearing of record in Instrument No. 20031014-0151984, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William Arthur Houston and Connie Kay Houston, Husband and Wife as Joint Tenants with right of survivorship, by Quitclaim Deed from William Arthur Houston and Connie Kay Houston, as Co-Trustees of The Houston Joint Revocable Living Trust dated November 20, 2015, of record in Instrument No. 20200603-0056766, in the Register's Office of Davidson County, Tennessee, dated May 12, 2020 and recorded on June 3, 2020.

Being the same property conveyed to William Arthur Houston and Connie Kay Housto as Co-Trustees of The Houston Joint Revocable Living Trust dated November 20, 2015, by Quitclaim Deed from Connie Kay Houston and William Arthur Houston, wife and husband, of record in Instrument No. 20160701-0067843, in the Register's Office of Davidson County, Tennessee, dated February 13, 2016 and recorded on July 1, 2016.

Being the same property conveyed to Connie Kay Houston and William Arthur Houston, wife and husband by Warranty Deed from Holly A. Williams, f/k/a Holly A. Watkins, now married, of record in Instrument No. 20150824-0085093, Register's Office for Davidson County, Tennessee, dated August 06, 2015 and recorded on August 24, 2015.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7512 Watervale Drive, Nashville, TN 37221

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 our hands this 5 day of April, 2021

William Arthur Houston

Connie Kay Houston

STATE OF TENNESSEE

COUNTY OF Shelby

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State William Arthur Houston and Connie Kay Houston, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of April, 2021.

Notary Public

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 5, 2021

(SEAL)

True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY