Name and Address of New Owner:
Marjorie Gonzalez
2233 Maplecrest Dr.
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 627576 DEEDWARR
05/03/2021 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20210503-0059156

Send Tax Bills To:
Marjorie Gonzalez
2233 Maplecrest Dr.
Nashville, TN 37214

This Instrument Prepared By:
East Main Title, LLC
117 East Main Street
Murfreesboro, TN 37130

Map & Parcel No: 084-11-0-069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrew Hodges**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marjorie Gonzalez, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Maplecrest of record in Plat Book 1835, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Hodges by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20201028-0124593 Register's Office for Davidson County, Tennessee, dated October 21, 2020 and recorded on October 28, 2020.

Being also known as 2233 Maplecrest Drive Nashville, Tennessee 37214.

This is not the personal, marital, or primary residence of the Grantee, his spouse and/or any dependents.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of April, 2021.

(SEAL)
Andrew Hodges

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 30th day of April, 2021, before me personally appeared Andrew Hodges, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2021.

Notary Signature
My commission expires: July 15, 2023

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $299,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marjorie Gonzalez
(Affiant)

Sworn to and subscribed before me this
30th day of April, 2021.

Notary Public
My commission expires: July 15, 2023
File No. 2021-03-160

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

True Copy Certification

I, Rachel Brown, 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.

Rachel Brown

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Chris Swann, a notary public for this county and state, [name of person making certification] 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: 10/22/23

CHRISTOPHER SWANN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 10-22-2023