This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12032-DJ

Karen Johnson Davidson County
Batch# 643477 **DEEDWARR**
05/25/2021 10:11:16 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20210525-0070519

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $205.000.00.

Affiant

Subscribed and sworn to before me, this the 21 day of May, 2021.

Notary Public
My Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ederson Javier Guzman Gonzales Maria Consuelo Guzman Gonzales 936 Strand Fleet Dr Antioch, TN 37013	First Bank 722 Columbia Ave. Franklin, TN 37064	149-02-0B-143.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Carl G. Hall and Gwindell Cross Hall, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ederson J. Guzman Gonzales, single man and Maria Consuelo Guzman Gonzales, single woman, as tenants in common with right of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 197-B on the Plan of Zone Lot Division, Lots 181 thru 186, 192 & 196 thru 202, Piccadilly Square, Phase II of record in Plat Book 6900, Page 14, amending Plat Book 6250, Page 93, 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 Carl G. Hall and Gwindell Cross Hall, by (strawman) Quitclaim deed from Carl Gregory Hall, dated May 21, 2010 and recorded on May 25, 2010 in Instrument No. 20100525-0040329, Register's Office for Davidson County, Tennessee.

This is improved property located at: **936 Strand Fleet Drive, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21ST day of May, 2021.

GRANTOR:

Carl G. Hall

Carl G. Hall

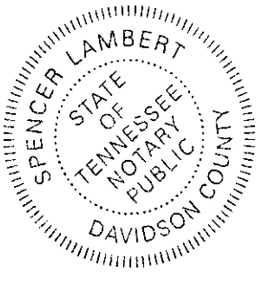
Gwindell Cross Hall

Gwindell Cross Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carl G. Hall and Gwindell Cross Hall, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21 day of May, 2021.



Notary Public
My Commission expires: 11/6/24