Karen Johnson Davidson County
Batch# 647052 DEEDWARR
06/01/2021 12:20:41 PM 2 pgs
Fees: $13.00 Taxes: $3,095.24
20210601-0073068

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

39-B
File #20-1436

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 **Angela E. Gore, unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Ganon, and Michelle Ganon, husband and wife**, 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:**

Land in Davidson County, Tennessee, being Lot 108, as shown on the map entitled Richland Realty Company's Second Subdivision, Division "B", of record in Plat Book 332, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Angela E. Gore, unmarried woman, by Warranty Deed from Mary Hines, unmarried, dated August 18, 2017 of record in Instrument No. 20170822-0086265, Register's Office, Davidson County, Tennessee.

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: 3519 Central Avenue, Nashville, TN 37205.

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:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
William Ganon 3519 Central Avenue Nashville, TN 37205	NEW OWNER	104-05-0-385.00

WITNESS THE EXECUTION HEREOF this 28th day of May, 2021.

Angela E. Gore

State of CALIFORNIA)
County of Los Angeles)

On this 27 day of May, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Angela E. Gore, 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: Oct 27, 2024

VLADISLAV SHTRIKMAN
Notary Public - California
Los Angeles County
Commission # 2336524
My Comm. Expires Oct 27, 2024

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 836,550.00.**

Affiant

Sworn and subscribed before me on this the 28th day of May, 2021.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON