This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $305,000.00.

Affiant

Subscribed and sworn before me this the 7th day of May, 2021.

Notary Public
My commission expires: 7/9/22

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 648768 DEEDWARR
06/03/2021 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210603-0074388

# WARRANTY DEED

Address of New Owner:
Ryan McClincy and Haley Burks
4855 Shasta Drive
Nashville, TN 37211

Send Tax Bill to:
New Owner

Tax Information:
133-16-0-104.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PEDRO C. GONZALEZ, JR., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RYAN MCCLINCY AND HALEY BURKS, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Welch Meadows Subdivision, Section II, as shown on plat of record in Book 3700, page 60, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Pedro C. Gonzalez, Jr., by deed dated 02/26/2021, from Music City Holdings, LLC, of record in Instrument No. 20210305-0029029, Register's Office for said County.

Also being the same property conveyed to Music City Holdings, LLC, by deed dated 02/26/2021, from John William Rundle, III, of record in Instrument No. 20210303-0027778, Register's Office for said County.

Also being the same property conveyed to John William Rundle, III, by deed dated 08/02/1973, from Ronald H. Gresham and wife, Joyce S. Gresham, of record in Book 4743, page 906, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4855 Shasta Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

**RETURN TO**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 121957

Witness my hand this the 7 day of May, 2021.

Pedro C Gonzalez Jr by
Kaitlin Barnett Attorney in fact
Pedro C. Gonzalez, Jr.
BY: Kaitlin Barnett as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 14th day of May, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Kaitlin Barnett with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Pedro C. Gonzalez, Jr. by Specific POWER OF ATTORNEY dated 05/04/2021, and who acknowledged that he executed the same as the free act and deed of Pedro C. Gonzalez, Jr.

Witness my hand and official seal this 7 day of May, 2021.

My commission expires: 9/18/22

Notary Public



## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

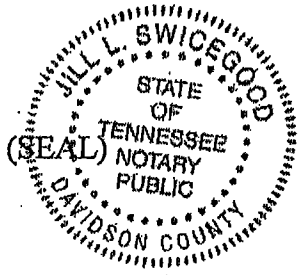
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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