WARRANTY DEED

Karen Johnson Davidson County
Batch# 651944 DEEDWARR
06/08/2021 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20210608-0076761

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0446-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lauren Murphy Gonzales and William Gonzales joint tenancy with right of survivorship	Lauren Murphy Gonzales and William Gonzales joint tenancy with right of survivorship	117-08-0-125.00
(NAME) 1514 Ferguson Ave	(NAME) 1514 Ferguson Ave	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Eight Hundred Thousand And No/100 Dollars ($1,800,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FERGUSON AVE DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN MURPHY GONZALES AND WILLIAM GONZALES JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,** 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 the easterly 10.5 feet of Lot No. 155 and the westerly 39.8 feet of Lot No. 154 on the Map of Victoria Place, as of record in Book 332, Page 10, Register's Office for said County.

Said parts of said Lots Nos. 155 and 154 front 50 feet, more or less, on the northerly side of Ferguson Avenue, and runs back between parallel lines 152 feet, more or less, to an alley.

Being the same property conveyed to Ferguson Ave Development, LLC, a Tennessee limited liability company by Warranty Deed from Dorothy Nelson and Michael Nelson and James Wood and Millicent

Elaine Wood and Willie Rhynes and Catherine Rhynes, of record in Instrument No. 20191113-0116920, Register's Office for Davidson County, Tennessee, dated November 5, 2019 and recorded on November 13, 2019 and Scrivener's Affidavit recorded on November 20, 2019 in Instrument No. 20191120-0119771.

This is:

unimproved ☐

improved ☒ property, known as 1514 Ferguson Ave, Nashville, TN 37212

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 4th day of May, 2021.

Ferguson Ave Development LLC, a Tennessee limited liability company

BY: _____

Brian Perkins
Member

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Brian Perkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Member of Ferguson Ave Development LLC, the within named bargainor, a limited liability company, and that such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Brian Perkins.

Witness my hand, at office, this 4th day of May, 2021.

_____

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Dawn Cheri Mason, 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 the law.

Dawn Cheri Mason
Signature



State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022