Karen Johnson Davidson County
Batch# 664807 DEEDWARR
06/24/2021 04:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,208.98
20210624-0086161

#36332

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 36332-05-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $326,750.00. Alice J Stewart Affiant Subscribed and sworn to before me this 15th day of June, 2021. Notary Public My Commission Expires: 10/2/2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Francisco Gonzalez, Miguel Gonzalez 4302 Nebraska Avenue Nashville, TN 37209	**Send Tax Bills To:** NEW OWNER 4302 Nebraska Ave Nashville, TN 37209	**Tax Information:** Map and Parcel No.: 10304019500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Palmer, a married man**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Francisco Gonzalez, an unmarried man and Miguel Gonzalez, an unmarried man, joint tenants with right of survivorship** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4302 Nebraska Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

This is not the marital residence of the Grantor.

Whenever used, the singular 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 the 15th day of June, 2021.

Michael Palmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 of A RESUBDIVISION OF LOT 61 ON THE PLAN OF WEST END ANNEX, of record in Instrument No. 20001116-0113631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Michael Palmer, an unmarried man, by Warranty Deed from Douglas Kutella and spouse, Elizabeth Kutella, of record in Instrument No. 20100920-0074827, in the Register's Office of Davidson County, Tennessee, dated September 15, 2010 and recorded on September 20, 2010. Michael Palmer having since married.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable.
2. All matters appearing on the Plan of record as Instrument No. 20001116-0113631, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

