Karen Johnson Davidson County
Batch# 670904 DEEDWARR
07/02/2021 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210702-0090356

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: July 5, 2021
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
CHERYL BUCKINGHAM-WIMMS COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-061127

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jose Francisco Gomez	same	
(NAME)	(NAME)	
913 Beech Bend Drive		156-02-0-152.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($390,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GERALD C. YOUNG, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSE FRANCISCO GOMEZ, 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 Lot No. 660 on the Plan of Harpeth Woods, Section of Harpeth Valley Park of record in Plat Book 4860, Page 111 and amended in Book 5051, Page 89 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 Gerald C. Young by Warranty deed from John M. Bostic and Amanda Campbell of record in Instrument No. 20080519-0051273 Register's Office for Davidson County, Tennessee, dated December 05, 2007 and recorded on May 19, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 913 Beech Bend Drive, Nashville, TN 37221
(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 my/our hand(s) this the 1st day of July, 2021

Gerald C. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Gerald C. Young, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of July, 2021.

Notary Public

My Commission Expires: July 5. 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Certificate of Authenticity

I, HOLLY MASON, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/01/2021.

Affiant Signature

7/2/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 2 day of JULY, 2021.

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

My Commission Expires: 11/08/2022