WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 740050 **DEEDWARR**
10/20/2021 10:20:29 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20211020-0140660

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

File No.: HTF21-092082

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Fogarty	Same	
(NAME)	(NAME)	
423 Tampa Drive		133-12-0-066.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($380,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RODRIGO GONZALEZ, JR. AND DIANA MAYELA GONZALEZ, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL FOGARTY, AN UNMARRIED MAN, 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. 81 on the Plan of Windsor Park, of record in Plat Book 3600, Page 64, 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 Rodrigo Gonzalez, Jr. and Rodrigo Gonzalez by Warranty deed from Edward A. Turrill and wife, Elizabeth A. Turrill of record in Instrument No. 20030717-0100294, Register's Office for Davidson County, Tennessee, dated July 11, 2003 and recorded on July 17, 2003.

Rodrigo Gonzalez, having since died, and leaving the property vested in his heirs at law, Oscar Gonzalez, Jorge Gonzalez, Miguel Gonzalez, Leticia O. Gonzalez, Maria Gonzalez, and Rodrigo Gonzalez, Jr.

Being the same property conveyed to Rodrigo Gonzalez, Jr., a married man by Quitclaim deed from Oscar Gonzalez, a married man of record in Instrument No. 20180515-0046261, Register's Office for Davidson County, Tennessee, dated April 16, 2018 and recorded on May 15, 2018.

Being the same property conveyed to Rodrigo Gonzalez, Jr., a married man by Quitclaim deed from Jorge Gonzalez, an unmarried man of record in Instrument No. 20180515-0046262, Register's Office for Davidson County, Tennessee, dated April 12, 2018 and recorded on May 15, 2018.

Being the same property conveyed to Rodrigo Gonzalez, Jr., a married man by Quitclaim deed fromMiguel Gonzalez, an unmarried man of record in Instrument No. 20180515-0046263, Register's Office for Davidson County, Tennessee, dated May 07, 2018 and recorded on May 15, 2018.

Being the same property conveyed to Rodrigo Gonzalez, Jr., a married man by Quitclaim deed fromLeticia Gonzalez, an unmarried woman of record in Instrument No. 20180515-0046265, Register's Office for Davidson County, Tennessee, dated April 23, 2018 and recorded on May 15, 2018.

Being the same property conveyed to Rodrigo Gonzalez, Jr. by Quitclaim deed from Maria Gonzalez, a married woman of record in Instrument No. 20180515-0046266, Register's Office for Davidson County, Tennessee, dated April 18, 2018 and recorded on May 15, 2018.

Being the same property conveyed to Rodrigo Gonzalez, Jr. and Diana Maylela Gonzalez, husband and wife by Quitclaim deed from Rodrigo Gonzalez Jr., a married man of record in Instrument No. 20180515-0046267, Register's Office for Davidson County, Tennessee, dated May 07, 2018 and recorded on May 15, 2018.

Diana Maylela Gonzalez is one and the sameas Diana Mayela Gonzalez.

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 423 Tampa Drive, Nashville, TN 37211
(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 18th day of October, 2021

Rodrigo Gonzalez Jr.
Rodrigo Gonzalez, Jr.

Diana Mayela Gonzalez.
Diana Mayela Gonzalez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Rodrigo Gonzalez, Jr. and Diana Mayela Gonzalez, husband and wife, 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 18th day of October, 2021.

Notary Public

My Commission Expires: 9.20.23

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY