Karen Johnson Davidson County
Batch# 741677 DEEDWARR
10/22/2021 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20211022-0142228

WARRANTY DEED

DAVID A. CHAVES
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 11, 2024

O-KPG-21-908

STATE OF ~~TENNESSEE~~ MA
COUNTY OF ~~DAVIDSON~~ PLYMOUTH

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2021.

Notary Public David A Chaves

MY COMMISSION EXPIRES: 10-11-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Irma C. Gonzalez and Juan Oritz	New Owner	
(NAME)	(NAME)	**042-03-0-052.00**
908 North Graycroft Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGOT N. JOHNSON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IRMA C. GONZALEZ AND JUAN ORTIZ, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey by E. L. Miller, Jr. and Co., dated March 8, 1965, and more particularly described as follows:

Beginning at a point in the Southerly margin of Graycroft Avenue, said point being also the Northwest corner of Primrose Acres as of record in Book 2663, Page 107, Register's Office for Davidson County; thence along the Western boundary of said Primrose Acres, Southerly 213.75 feet to a point in the Northern boundary of the S. P. Ellis property; thence along the Northern boundary of said Ellis property Westwardly 93.8 feet to a point, said point being the Southeast corner of the property conveyed to Robert McElhiney and wife, by deed from Raymond H. Roberts and wife, of record in Book 3871, Page 490, Register's Office for Davidson County; thence with the Eastern boundary of said McElhiney property Northwardly 187.4 feet to a point in the Southerly margin of Graycroft Avenue; thence with the Southerly margin of said road Eastwardly 90 feet to the point of beginning.

Being the same property conveyed to Margot N. Johnson, an unmarried woman by Warranty deed from John E. king and Sharon King of record in Instrument No. 20160810-0083115 Register's Office for Davidson County, Tennessee, dated August 09, 2016 and recorded on August 10, 2016.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to the flow of any creeks, streams, or branches across subject property.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **908 North Graycroft Avenue, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 13TH DAY OF OCTOBER, 2021.

Margot N. Johnson

MA
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ PLYMOUTH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGOT N. JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13TH of October, 2021.

Notary Public DAVID A CHAVES
My Commission Expires: 10-11-24
(SEAL)

DAVID A. CHAVES
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 11, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Katie Smith, 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

10/13/21.

Date

Affiant Signature

10/13/21

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 13 day of October, 2021.

Notary's Signature

My Commission Expires: 11.17.24

Date

Notary's Seal (if on paper)

