Karen Johnson Davidson County
Batch# 747049 DEEDWARR
10/29/2021 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,317.20
20211029-0145659

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211037782** LILLIAN TURMAN NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm Exp. 10/2/2023	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $356,000.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2021. Notary Public My Commission Expires: 10/2/2023

WARRANTY DEED

Address New Owner: Aaron Gonzalez 4217 Brackenwood Drive Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 064 09 0 224.00

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, **Betty J. Lanier, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Gonzalez, unmarried**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Southfork, Section One, of record in Plat Book 6250, Pages 384 and 385, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Betty J. Lanier, by Quitclaim Deed from William S. Lanier, of record in Instrument No. 20030708-0093277, in the Register's Office of Davidson County, Tennessee, dated March 25, 2003 and recorded on July 08, 2003.

Being the same property conveyed to Betty J. Lanier, married, by Warranty Deed from James P. Dibble by and through Kimberly Dawn Dibble, Attorney-in-Fact, and wife, Kimberly Dawn Dibble, of record in Instrument No. 20030402-0043450, in the Register's Office of Davidson County, Tennessee, dated March 25, 2003 and recorded on April 02, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Southfork, Section One, as recorded in Plat Book 6250, Page(s) 384 & 385.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6596, Page 797; Book 6906, Page 733.

This is improved property located at 4217 Brackenwood Drive Old Hickory TN 37138

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 25th day of October, 2021.

Betty J. Lanier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betty J. Lanier, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 10/25/2021.

D. Shayne Adair

10/27/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27 **day of** October, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

