RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 763462 DEEDWARR
11/30/2021 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211130-0158119



Notary Stamp

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of November, 2021.

Notary Public

My commission expires: 5-9-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Israel Paul Gonzalez and Lisa Ellen Gonzalez	New Owners	**075-12-0B-053.00-CO**
1048 Brookside Woods Blvd.		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Wayne Richardson and wife, Kelsey Richardson

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Israel Paul Gonzalez and Lisa Gonzalez, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of First Revision of Phase Two-Section Three, Brookside Woods, a Planned Unit Development of record in Plat Book 9700, Page 916, revised in Instrument No. 20000512-0048125, 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 Wayne Richardson and wife, Kelsey Richardson by Warranty deed from Paul D. Gillikin and wife, Aprille W. Gillikin of record in Instrument No. 20170817-0084368 Register's Office for Davidson County, Tennessee.

This is improved property known as **1048 Brookside Woods Blvd., Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of November, 2021.

Wayne Richardson

Kelsey Richardson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Wayne Richardson and Kelsey Richardson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of November, 2021.

Notary Public
My Commission Expires: 1-3-23

CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SolomonParks File No. 21-000370-524

I, Emily Prophet, 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 11.22.21 (date of document).

E Prophet

Affiant Signature

11.23.21

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of November, 2021

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

