This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 804325 DEEDWARR
02/11/2022 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220211-0016076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bay Street Partners, GP 307 Scott Ave. Nashville, TN 37206	Bay Street Partners, GP 307 Scott Ave. Nashville, TN 37206	083020-317.00

THIS INDENTURE, made this 1st day of February, 2022 between

Virginia Gonzalez-Garcia, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Bay Street Partners, GP, a Tennessee General Partnership

of Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS TO WIT:

BEING THE SOUTHERLY 60 FEET OF THE NORTHERLY 250 FEET OF THE EASTERLY PART OF LOT NO. 5 ON THE PLAN OF BROWNSVILLE, AS OF RECORD IN BOOK 21, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY, AND A SUBDIVISION OF A PART THEREOF AS OF RECORD IN BOOK 161, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF SCOTT AVENUE AT A POINT 190 FEET SOUTH OF THE LINE BETWEEN ORIGINAL LOT NOS. 5 AND 7, BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO L.E. RUSSELL AND WIFE, BY DEED FROM W.H. PURYEAR AND WIFE, OF RECORD IN BOOK 579, PAGE 351, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THEIR SOUTH LINE WESTWARD 217 1/2 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAIDALLEY SOUTHWARDLY 60 FEET TO THE NORTHWEST CORNER OF LOT NO. 1 ON THE ABOVE MENTIONED SUBDIVISION OF RECORD IN BOOK 161, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE NORTH LINE OF SAID LOT NO. 1 EASTWARDLY 217 1/2 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF SCOTT AVENUE; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE NORTHWARDLY 60 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO VIRGINIA GONZALEZ-GARCIA, A MARRIED WOMAN BY WARRANTY DEED DATED 1/12/2009 FROM VIRGINIA GONZALEZ-GARCIA AND WILLIAM GONZALEZ, WIFE AND HUSBAND OF RECORD IN INSTRUMENT NO. 20090206-0010555, AND TO VIRGINIA GONZALEZ-GARCIA AND WILLIAM GONZALEZ, WIFE AND HUSBAND BY QUITCLAIM DEED DATED 9/23/2008 FROM XAVIER PAUL ROMERO AND WIFE, VIRGINIA R. ROMERO OF RECORD IN INSTRUMENT NO. 20081113-0112316, AND TO XAVIER PAUL ROMERO AND WIFE, VIRGINIA R. ROMERO BY WARRANTY DEED DATED 5/24/1996 FROM SARAH F. GANN, A WIDOW OF RECORD IN BOOK 10080, PAGE 795, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. WILLIAM GONZALEZ GARCIA NOW BEING DECEASED HAVING DIED 3/31/2020.

This is (X) improved ( ) unimproved property known as: 307 Scott Ave., Nashville, TN 37206.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2022 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Virginia Gonzaley-Garcia
Virginia Gonzalez-Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Virginia Gonzalez-Garcia, the within named bargainors, with whom I am personally acquainted (or proved to me 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 at office in Goodlettsville, Tennessee on this the 1st day of February, 2022.

Melissa Heavener
Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $600,000.00.

Virginia Gonzaley-Garcia
Affiant

Sworn to and subscribed before me, this 1st day of February, 2022.

Melissa Heavener
Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 _____.

_____

Affiant Signature

_____

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

__ _____ day of _____, 2021.

_____

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

