When recorded, return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File Number: JM-VRES-22-535B

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-15804-KS-s

Karen Johnson Davidson County
Batch# 812036 **DEEDWARR**
02/25/2022 03:18:23 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220225-0021875

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of February, 2022.

Notary Public
My Commission Expires: _____

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allison Aldcroft 535B Wesley Avenue Nashville, TN 37207	Allison Aldcroft 535B Wesley Avenue Nashville, TN 37207	071 08 0 210.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Gary Gomez, Jr. and Ashley Shoemaker, a married couple, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Allison M. Aldcroft, unmarried hereinafter called the Grantee(s), his/her/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 Map of Section One, Joywood Heights of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 81 fronts 60 feet on the North side of Wesley Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Gary Gomez, Jr. and Ashley Shoemaker, Husband and Wife, by Warranty Deed from PRJ12, LLC, an Oklahoma Limited Liability Company, of record in Instrument No. 20200220-0018779, in the Register's Office of Davidson County, Tennessee, dated February 18, 2020 and recorded on dated February 20, 2020.

Being the same property conveyed to PRJ12, LLC, an Oklahoma Limited Liability Company, by Warranty Deed from Jamie Maynard and wife, Christy Maynard, of record in Instrument No. 20190522-0048582, in the Register's Office of Davidson County, Tennessee, dated May 17, 2019 and recorded on dated May 22, 2019.

This is improved property located at: **535B Wesley Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 22nd day of February, 2022.

GRANTOR:

Gary Gomez, Jr.

Ashley Shoemaker

STATE OF MINNESOTA
COUNTY OF Hennepin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary Gomez, Jr. and Ashley Shoemaker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of February, 2022.

Notary Public
My Commission expires: 1/31/25

JOSHUA BRIAN VOSBERG
NOTARY PUBLIC
MINNESOTA
My commission exp. 01/31/2025