WARRANTY DEED

RYAN THEWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $505,500.00.

Affiant

Subscribed and sworn to me on 03/24/22.

NOTARY PUBLIC
My Commission Expires: 5-2-22

Karen Johnson Davidson County
Batch# 830078 DEEDWARR
03/28/2022 03:08:56 PM 2 pgs
Fees: $13.00 Taxes: $1,870.35

20220328-0035727

THIS INSTRUMENT WAS PREPARED BY:
Rechford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew C. Thein & Audrey E. Thein 2927 Donna Hill Drive Nashville, TN 37214	new owners	073-15-0-008.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christopher Gonzalez, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Matthew C. Thein and Audrey E. Thein, husband and wife, hereinafter called **"GRANTEESS,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled Sunset View, Section I, Revised, of record in Book 2663, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to CHRISTOPHER R. GONZALEZ. AN UNMARRIED MAN, by deed from MICHAEL MURAWSKI, A MARRIED MAN, of record in Instrument No. 20200519-0051991, dated May 14, 2020, said Register's Office.
>
> This is improved property, known as 2927 Donna Hill Drive, Nashville, TN 37214

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Return to:
[illegible] Escrow, LLC
1st Avenue South
[illegible] TN 37210
ID#21-22-2927

Witness our hands on 03/24/22.

Christopher Gonzalez

Gabrielle Illakowicz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/24/22, before me personally appeared Christopher Gonzalez and Gabrielle Illakowicz, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 03/24/22.

NOTARY PUBLIC

My Commission Expires: 11-6-24

