Karen Johnson Davidson County
Batch# 838795 DEEDWARR
04/13/2022 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20220413-0042524

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $590,000.00.

Megan Paulus
Affiant

Sworn to and subscribed before me this 5th day of April, 2022.

Notary Public
My Commission Expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Michael Gonzales	918 Mitchell Road	Owner	
918 Mitchell Road			**083-08-0-113.00**
Nashville, TN 37206	Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Kirstin M. Hughes, unmarried,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Michael Gonzales, an unmarried man,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of Section Five, Rosewood Heights of record in Plat Book 2331, Page 39, 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 Kirstin M. Hughes, unmarried by Warranty deed from Nicholas A. Guest-Jelley and Anna L. Guest-Jelley, husband and wife of record in Instrument No. 20150727-0073543 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 27, 2015.As Corrected by Affidavit of Megan Paulus, Attorney recorded on July 30, 2015, record in Instrument No. 20150730-0075041.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2022, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 2331, Page 39, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 2437, Page 574, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Restrictive Covenant for Detached Structure of record in Instrument Number

20010815-0088255, in the Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 5th day of April, 2022.

~~Kristin~~ M. Hughes
Kirstin

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, ~~Kristin~~ **M. Hughes, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin~~ Nashville, Tennessee, this the ~~5th~~ day of April, 2022.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

True Copy Certification

I, **Diane March,** 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 this the 5th day of April, 2022.

Affiant Signature
Date 04/05/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5th day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

