# WARRANTY DEED

Karen Johnson Davidson County
Batch# 855548 DEEDWARR
05/13/2022 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20220513-0055498

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$338,000.00**

Affiant

Subscribed and sworn to before me this 20 day of April, 2022.

Notary Public
My Commission expires: 7/11/25
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| **Ezequiel Hernandez Ambrosio** | **Ezequiel Hernandez Ambrosio** | 162-09-0-004 |
| **320 Cedarmont Drive,** | **320 Cedarmont Drive,** | |
| **Nashville, TN 37211** | **Nashville, TN 37211** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

**Jasmin April Allgood and Early Robert McGowan,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Ezequiel Hernandez Ambrosio, a married man,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel: 162-09-0-004

Land in Davidson County, Tennessee being more fully described, as follows:

BEING Lot No. 67 of the Revised plan of Cedarwood Estates, Section 1, of record in Plat Book 4675, page 62, Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to Jasmine April Allgood and Early Robert McGowan by Affidavits of Heirship, recorded October 25, 2021, of record in Instrument Number 20211025-0143281, and Instrument Number 20211025-0143280, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Early W. McGowan and wife Catherine L. McGowan, as tenants by the entirety, from Gregory F. Ebert, Jr. and wife, Jerri E. Ebert, by Deed dated June 27, 1980, of record in Book 5627, Page 405, Register's Office for Davidson County, Tennessee. Catherine McGowan died on August 22, 2000, leaving Early W. McGowan a/k/a Early McGowan, Jr., as the sole owner of the above-described property.

Early McGowan, Jr. died intestate on August 29, 2006, leaving his only son, Early McGowan, III as his sole heir. Early McGowan, III died intestate on November 28, 2015, leaving his daughter, Jasmine April Allgood (maiden name McGowan), and his son, Early Robert McGowan, as his only heirs.

This is improved ( X ) unimproved ( ) property known as 320 Cedarmont Drive, Nashville, Tennessee 37211.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs, successors and assigns, forever. GRANTOR covenant with GRANTEE that GRANTOR is 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. GRANTOR does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

**WITNESS** our hand(s) this 20 day of April 2022.

jasmine april allgood
Jasmine April Allgood, *Grantor*

Early Robert McGowan, *Grantor*

**STATE OF ~~TENNESSEE~~ MICHIGAN**
**COUNTY OF** Washtenaw )

Before me, a Notary Public in and for said County and State, Jasmine April Allgood and Early Robert McGowan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 20 day of April 2022.

My Commission expires 7/25/25

Notary Public

Amy C. Braunscheidel
NOTARY PUBLIC - STATE OF MICHIGAN
County of Livingston
My Commission Expires July 25, 2025
Acting in the County of Washtenaw

# Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 4/20/2022, (date of document).

Affiant Signature

5/5/2022
Date

State of Tennessee
County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NOTARY'S SEAL