WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 440,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2022.

Notary Public

COMMISSION EXPIRES: 6-17-2024

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 878016 **DEEDWARR**
06/27/2022 09:10:34 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20220627-0072983

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thom Garner Allison Ochoa	NEW OWNER	128-10-0-038
(NAME)	(NAME)	
600 Hicks Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we **Manuel A. Fonseca, Jr., unmarried, as owner of a 50% undivided interest as tenant in common, and Manuel A. Fonseca, Jr., Administrator of the Estate of Elba Fonseca, as owner of a 50% undivided interest as tenant in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Garner a/k/a Thom Garner, a single person and Allison Ochoa, a single person as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 16 on the plan of Stacy Square Section 2, of record in Book 4175, page 30, Register's Office for said County.

Said Lot No. 16, which is a corner lot, fronts 100.50 feet on the northeasterly margin of Hicks Road and fronts 93.05 feet on the northwesterly margin of Sawyer Brown Road, said frontages being joined by a curve having a length of 39.60 feet, and extends back 98.8 feet on the northeasterly line and 111.2 feet on 'the northwesterly line to a point of intersection.

Being the same property conveyed to Manuel A. Fonseca Jr., unmarried, Manuel A. Fonseca, Sr. and wife, Elba C. Fonseca, by Warranty Deed from Phillip Gregory Laprad, Trustee, dated 01/30/1987 and recorded 02/04/1987 in Book 7127, page 869 in the Register's Office for Davidson County, Tennessee. The said Manuel A. Fonseca, Sr. subsequently died on November 6, 1996, leaving his surviving spouse, Elba C. Fonseca, as sole owner of a 50% undivided interest in the property. The said Elba C. Fonseca died intestate on July 30, 2020, and her estate is subject to administration in Docket No. 21P671 in the Probate Court for Davidson County, Tennessee, wherein Manuel A. Fonseca, Jr. is appointed and acting as Administrator. By Order of said Probate Court entered on April 28, 2022 the interest of Decedent Elba C. Fonseca in the property was brought into the probate estate, and by Order of said Probate Court entered on June 10, 2022 the sale of the estate's interest in the property by the Administrator in this transaction was approved.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 600 Hicks Road (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37221 (Postal Zip)

File No.: 5822-22
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, 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.

Witness our hands this 24th day of June, 2022.

Fonseca individually
Manuel A. Fonseca, Jr., Individually

Estate of Elba C. Fonseca
By: Fonseca Administrator
Manuel A. Fonseca, Jr., Administrator

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Manuel A. Fonseca, Jr. and as Administrator of the Estate of Elba C. Fonseca, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 24th day of June, 2022.

SHANNON PHILBIN
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

Shannon Philbin
Commission Expires: _____