Karen Johnson Davidson County
Batch# 889108 DEEDWARR
07/14/2022 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220714-0080945

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me this 13th day of July, 2022.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

File No.: 2022-405

Address of New Owner:	Send Tax Bills to:	Tax Information:
Angel Bravo Roblero and Sandri Gonzalez Morales	new owner	
2447 Broadview Dr.	2447 Broadview Dr.	Property 1: 149-03-0-004
Nashville, TN 37217	Nashville, TN 37217	

WARRANTY DEED

For and in 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

Marc Gagnon and Tammie M. Gagnon, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Angel G Bravo Roblero, an unmarried man and Sandri Gonzalez Morales, an unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

The following described property situated in the county of Davidson, state of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 424, ON THE PLAN OF SECTION SIX; EDGE-O-LAKE ESTATES, OF RECORD IN BOOK 3700, PAGES 15 AND 16, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Marc Gagnon by Warranty Deed from Massimilliano Esposito and wife, Linda, T. Esposito, dated March 14, 2016 and recorded March 23, 2016, of record in Instrument No. 20160323-0027409, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Marc Gagnon and Tammie M. Gagnon, husband and wife by Deed dated October 12, 2021 from Marc Gagnon, recorded December 7, 2021, in Instrument Number 20211207-0161995, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is __X__ improved _____unimproved property and the address of the herein described property is believed to be 2447 Broadview Drive, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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 my/our hands this 5 day of July, 2022.

Marc Gagnon

Tammie M. Gagnon

STATE OF FLORIDA
COUNTY OF LEE

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Marc Gagnon and Tammie M. Gagnon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Estero, Florida this 8 day of July, 2022.

Notary Public at Large

My Commission Expires: 03/20/2025.

Notary Public State of Florida
Nanette M Hagganjos
My Commission
HH 157900
Exp. 8/20/2025

Certificate of Authenticity

I, Holly A. Mason, 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 7/13/22.

Holly A Mason
Affiant Signature

7/13/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of July, 2022

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25