Karen Johnson Davidson County
Batch# 890943 DEEDWARR
07/19/2022 01:08:41 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20220719-0082786

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
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 THE 14TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARGARET MEGAN CORTES & JOSUE ESTUARDO GONZALEZ	**LENDING HAND MORTGAGE, LLC**	**096-10-0-140.00**
(NAME) **2924 EMERY DRIVE**	(NAME) **510 LENTZ DRIVE**	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) **MADISON, TN 37115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **I, MITZI A. GARGUS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARGARET MEGAN CORTES, A SINGLE WOMAN, AND JOSUE ESTUARDO GONZALEZ, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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(s) 333, as shown on the map entitled the Plan of Cloverhill, Section No. V, of record in Plat Book 2133, page 88, 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 MITZI A. GARGUS, A MARRIED WOMAN, by deed from HANNAH BUTLER AND KENDAL BUTLER, WIFE AND HUSBAND, of record in Instrument No. 20190614-0057328, dated June 13, 2019, said Register's Office. Being further conveyed to MITZI A. GARGUS, SINGLE WOMAN, by quitclaim deed from SOPHIA CLAIRE MASON, AN UNMARRIED WOMAN, of record in Instrument No. 20200820-0093906, dated July 23, 2020, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2133, page 88 and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **2924 EMERY DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 14th day of July, 2022.

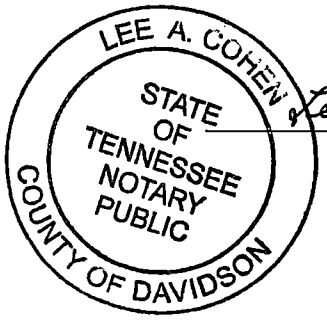
MITZI A. GARGUS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mitzi A. Gargus,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of July, 2022.

My Commission expires: **March 3, 2026**



Notary Public