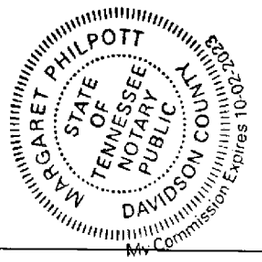
Karen Johnson Davidson County
Batch# 897136 DEEDWARR
08/01/2022 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220801-0087571

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alma R. Gonzalez Albert G. Gonzalez	NEW OWNER	063160A00700CO
(NAME) 1700 Aaronwood Drive	(NAME) 3031 Monarch Street, San Diego, CA 92123	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Kathryn Origer, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Alma R. Gonzalez and Albert G. Gonzalez, wife and husband,** hereinafter called the GRANTEE(S), his/her/their 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. 37 on the Plan of Hampton Park (formerly Chitwood Downs) of record in Plat Book 6900, Page 550, 551 and 552, certificate of correction in Book 7462, Page 445 and amendment to change name in Book 8181, Page 112, Register's Office of said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathryn Origer by Warranty Deed from Debora Lynn Margrave, married, dated 07/19/2016, of record in Instrument 201607220075655, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 6900, Page 550, 551 and 552, certificate of correction in Book 7462, Page 445, and amendment to change name in Book 8181, Page 112, (2) Covenants, conditions, easements and restrictions recorded in Book 7351, Page 852, as amended of record in Book 7451, Page 739, and as amended of record in Book 8336, Page 393, (3) Easement of record in Book 7460, Page 930, (4) Easement of record in Book 7489, Page 515, (5) Easement of record in Book 8007, Page 235, (6) Agreement for Dedication of Public Utilities Easement Easement of record in Book 8657, Page 179, (7) Ingress/Egress Easement Agreement Easement of record in Book 8739, Page 991, (8) Easement including terms and conditions thereof as recorded in Book 11030, Page 740, (9) Easement including terms and conditions thereof as recorded in Book 11030, Page 743, (10) Easement including terms and conditions thereof as recorded in Book 11030, Page 785, (11) Easement including terms and conditions thereof as recorded in Instrument 200010020096889, (12) Warranty Deed of Flowage Easement of record in Book 2247, Page 75, (13) Charter recorded 12/30/1991 of record in Book 8517, Page 762, (14) Quitclaim Deed to the Homeowner's Association of record in Book 8207, Page 276, (15) Charter recorded 01/05/1993 of record in Book 8833, Page 216, (16) Charter recorded 12/21/1987 of record in Book 7431, Page 204, (17) Quitclaim Deed to the Homeowner's Association recorded 05/18/1993 of record in Book 8951, Page 797, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1700 Aaronwood Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1747135

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28th day of July, 2022.

Kathryn Origer

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathryn Origer**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of July, 2022.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **7/28/2022** (date of document).

Affiant Signature

7/28/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **July**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

