WARRANTY DEED

Karen Johnson Davidson County
Batch# 900576 DEEDWARR
08/08/2022 03:10:31 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20220808-0090217

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$380,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE August 2, 2022

Notary Public

MY COMMISSION EXPIRES :

MATTHEW H RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

THIS INSTRUMENT WAS PREPARED BY :
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gaspar Alonzo Gaspar	First community mortgage, inc.	075 10 0 163.00
(NAME) 4219 Sweden Dr	262 Robert Rose Drive, Ste 200	
(ADDRESS) Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Walter Catalan, married

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

Gaspar Alonzo Gaspar, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:Land in Davidson County, Tennessee, being Lot No. 282 on the Plan of Hermitage Estates, Section II of record in Plat Book 3700, Page 23, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Walter Catalan, a single man (now married), by deed from Crystal Sea, Inc. 401K Trust Roth FBO Ken Cunningham, of record in Instrument No. 20181023-0104980, dated 10/23/2018, in Davidson County Register's Office in TN.

*Property has never used as seller's primary residence.

unimproved ☐
This is improved ☒ property, known as **4219 Sweden Dr, Hermitage, TN 37076**
(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/our hand(s) this **2nd day of August, 2022.**

Walter Catalan

Walter Catalan

STATE OF Tennessee

COUNTY OF Davidson

On this 2nd day of August, 2022, before me personally appeared Walter Catalan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he/she executed the same as the free act and deed of Walter Catalan.

Witness my hand at office on **2nd day of August, 2022.**

Notary Public. My Commission Expires: 4/26/24

