#16483

WARRANTY DEED

Karen Johnson Davidson County
Batch# 906029 DEEDWARR
08/22/2022 11:29:07 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20220822-0094440

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rigoberto Rojas Galano	Pinnacle	03308012100
(NAME)	(NAME)	
328 Janette Ave.	150 3rd Ave. S. Ste. 1000	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Alicia Flores Gonzaleza.k.a. Alicia Gonzalez Flores, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rigoberto Rojas Galano, an unmarried man**, hereinafter called the GRANTEES, their heirs 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(s) 335, as shown on the map entitled Gatewood, Section 3, of record in Plat Book 4175, Page (s) 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Manuel A. Flores, a married man, by deed from Federal National Mortgage Association of record in Instrument Number 20040827-0103913. Manuel A. Flores a/ka/ Manuel Antonio Flores Lopez having died intestate and Affidavit of Heirship recorded in Instrument Number 20220511-0054065 shows Alicia Flores Gonzalez to be the only heir-at-law. Also see Affidavit of Heirship in Instrument Number 20220822-0094439, said Register's Office. Alicia Flores Gonzalez being one and the same as Alicia Gonzalez Flores.

unimproved ☐

This is improved ☑ property, known as 328 Janette Ave., Goodlettsville, TN 37072
(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 hands this 19th day of August, 2022.

Alicia Flores Gonzalez a.k.a Alicia Gonzalez Flores

State of Tennessee
County of Davidson

Personally appeared before me Alicia Flores Gonzalez a.k.a. Alicia Gonzalez Flores, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of August, 2022.

Notary Public
My Commission Expires: 11-17-2024

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

File No.: 16483