Karen Johnson Davidson County
Batch# 916304 DEEDWARR
09/13/2022 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20220913-0102276

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 2022.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 135 |
|---|---|---|
| Gustavo A Serrano Gonzalez<br>2149 Forge Ridge Circle<br>Nashville, Tennessee<br>37217 | New Owners<br>2149 Forge Ridge Circle<br>Nashville, TN, 37217 | GROUP 06 0 A<br>PARCEL 013.00 |

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,

**James J. Reese, Jr., married**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Gustavo A Serrano Gonzalez, an unmarried man**
**And**
**Wilber E Serrano Gonzalez, a married man**

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, state of Tennessee, described as follows: To wit:

BEING Lot No. 13, on the Plan of Resubdivision of Lot 1, Forge Ridge, of record in Plat Book 9700, Pages 295-296, and corrected in Book 10316, page 880, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James J. Reese, Jr., by Warranty Deed from Jarvis L. Tinch, unmarried, dated July 13, 2022 and filed of record July 25, 2022 in Instrument No. 20220725-0084532, Register's Office for Davidson County, Tennessee.

**This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.**

This conveyance is made subject to the following:
1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2149 Forge Ridge Circle, Nashville, Tennessee 37217.**

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 hand and official seal at office this 12th day of September, 2022.

James J. Reese, Jr.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, James J. Reese, Jr., with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2022.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

**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 9/12/22.

Affiant Signature

9/12/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of September, 2022.

Notary's Signature

(Notary Seal)

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

My Commission Expires: 1-6-25