WARRANTY DEED

Karen Johnson Davidson County
Batch# 933085 DEEDWARR
10/24/2022 12:56:08 PM 2 pgs
Fees: $13.00 Taxes: $1,809.30

20221024-0115334

JM-VRES-22-1901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ruby Tuesday Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cactus Capital Holdings, LLC	**NEW OWNER**	
(NAME)	(NAME)	**072-14-0-386.00**
2206 21st Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 consideration, the receipt of which is hereby acknowledged, **FLETCHER GONZALEZ, UNMARRIED AND CHELSEY GONZALEZ, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CACTUS CAPITAL HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1, and the southerly 1.5 feet of Lot 2 on the proposed plan of Elbon Subdivision of Lot 37 and a part of Lot 38 on the Brownsville Plan, the original Brownsville Plan being of record in Book 21, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description, and described according to a survey made by Wm Collier Parrish, Associates Civil Engineers, dated April 23, 1963, as follows:

Beginning at a point in the easterly margin of Scott Avenue, 1.5 feet north of the common corner of Lots 1 and 2, said point being 40 feet more or less northerly from beginning of a curve at the corner of the intersection of Straightway Avenue and Scott Avenue; thence easterly parallel to the line between lots 1 and 2, 175 feet to a point in a dead line, 1.5 feet north of the common corner of Lots 1, 2, 19 and 20 on said plan, thence southwardly with the line between Lots 1 and 2, 19 and 20, 87.3 feet to a point in the northerly margin of Straightway Avenue; thence westerly with the northerly margin of Straightway Avenue, 156 feet to a point at the beginning of a curve, having a radius of 20 feet; thence around said curve, northwesterly to a point in the easterly margin of Scott Avenue; thence with the margin of same, 50.5 feet to the point of beginning.

Being the same property conveyed to Fletcher Gonzalez and Chelsey Gonzalez, husband and wife by Warranty deed from Angela K. Harris, a single woman of record in Instrument No. 20150422-0035927 Register's Office for Davidson County, Tennessee, dated April 17, 2015 and recorded on April 22, 2015.

The grantors have since divorced as evidenced in Docket No. 22D-907 of the Fourth Circuit Court of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 1129, Page 134, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1901 Scott Ave, Nashville, Tennessee 37206**.

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), their heirs and 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), 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 the 19th DAY OF OCTOBER, 2022.

Fletcher Gonzalez

Chelsey Gonzalez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212