Karen Johnson Davidson County
Batch# 933617 DEEDWARR
10/25/2022 01:27:30 PM 6 pgs
Fees: $33.00 Taxes: $1,368.63
20221025-0115715

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Magdalena Alvarez Gomez and Santos Rosales Ortiz 407 Goldie Court Goodlettsville, TN 37072	New Owner	034-05-0-034.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars ($369,900.00), in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JESSE DABKOWSKI AND MEGAN ROWE, PERSONAL REPRESENTATIVES OF THE ESTATE OF JUNE BENTLEY, (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto MAGDALENA ALVAREZ GOMEZ and SANTOS ROSALES ORTIZ, WIFE AND HUSBAND, each a resident of the State of Tennessee (collectively, "Grantee"), their heirs, successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described below (the "Subject Property"):

LAND in Davidson County, Tennessee, being Lot(s) 18, as shown on the map entitled Gatewood, Section 1, of record in Book 3300, pages 47-52, 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 STERLING E. BENTLEY ET US JUNE BENTLEY, by deed from JAMES T. BUTTERWORTH ET UX BARBARA G. BUTTERWORTH, of record in Book 5127, page 853, dated March 23, 1977, said Register's Office. The said Sterling E. Bentley having since died on or about March 22, 2019, leaving June Bentley the surviving tenant by the entirety. The said June Bentley having since died testate on or about April 3, 2022. Pursuant to the terms of the will of June Bentley of record in Docket No. 22P766 in the Seventh Civil District Probate Court for Davidson County, Tennessee, said property is to be administered as part of the probate estate.

The Subject Property is improved property known as 407 Goldie Court, Goodlettsville, Tennessee 37072. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds themselves and their heirs, successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set their signatures, effective as of the 20th day of October, 2022.

GRANTOR:

JESSE DABKOWSKI

STATE OF FLORIDA)

COUNTY OF Volusia)

The foregoing instrument was acknowledged before me this 20 day of October, 2022, by JESSE DABKOWSKI.

(notary seal)

JESSICA VEIT
MY COMMISSION # GG 271407
EXPIRES: October 25, 2022

By: Jessica Veit
(Printed Name)

Personally Known _____ OR Produced Identification ✓

Type of Identification Produced: FL DL

GRANTOR:

Megan Rowe
MEGAN ROWE

STATE OF KENTUCKY)

COUNTY OF Boyd)

The foregoing instrument was acknowledged before me this 20th day of October, 2022, by MEGAN ROWE.

Signature of person taking acknowledgement

Notary
Title or Rank

615758
Serial Number, if any

STATE OF TENNESSEE)

COUNTY OF Sumner)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Three Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars ($369,900.00).

AFFIANT

Sworn to and subscribed before me, this 21 day of October, 2022.

Notary Public

My Commission Expires: 10/21/2024

KRISTEN M. TRAINI
Notary Public
SUMNER COUNTY, TENN.

EXHIBIT A

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete survey of the Subject Property.

4. Matters shown on the Plan of record in Plat Book 3300, pages 47-52, said Register's Office.

5. Restrictive Covenants contained in instruments of record in Book 3370, page 121, as amended in Book 3398, page 438 and Book 3375, page 249, said Register's Office.

Certificate of Authenticity

I, Jennifer Russell, 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 10/20/2022.

Date

Jennifer Russell

Affiant Signature

10/20/2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 20 day of OCTOBER, 2022.

Notary's Signature

My Commission Expires: 2-28-26

Notary's Seal (if on paper)

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY