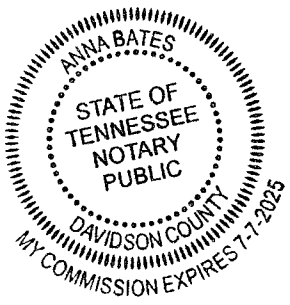
JJNT 01378

WARRANTY DEED

Karen Johnson Davidson County
Batch# 937421 DEEDWARR
11/03/2022 10:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,316.83
20221103-0118678



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 7-7-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Francisco Alonso Molina	new owner	034-09-0-003.00
(NAME)	(NAME)	
126 Marita Ave.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David Elkins and Stephanie Elkins, husband and wife, and Franklin D. Elkins, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francisco Alonso Molina, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 155 on the plan of Gatewood, Section 1, as of record in Book 3300, pages 47-52, inclusive, Register's Office for Davidson County, Tennessee.

SAID Lot No. 155 fronts 83.7 feet on the east side of Marita Avenue and extends back 196.5 feet on the north line and 166 feet on the south line to a dead line in the rear on which it measures 69.9 feet.

BEING the same property conveyed to David Elkins and Stephanie Elkins, husband and wife and Franklin D. Elkins, a married man, by Warranty Deed from Carl Stephen Coleman and Deborah Denise Coleman, dated August 17, 2016, of record in Instrument No. 20160824-0088369, Register's Office for Davidson County, Tennessee.

The above described tract or parcel of land is not nor has it ever been the primary residence of Grantor Franklin D. Elkins.

unimproved ☐

This is improved ☑ property, known as 126 Marita Ave., Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 3300, pages 47-52, inclusive; restrictions of record in Book 3370, page 121, amended in Book 3398, page 438; all of record in the Register's Office for Davidson County, Tennessee.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this 28th day of October, 2022.

David Elkins

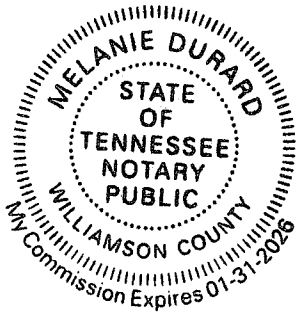
Stephanie Elkins

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, David Elkins and Stephanie Elkins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of October, 2022.

Notary Public
My Commission Expires: _____



Witness my hand this 28th day of OCTOBER, 2022.

Franklin D. Elkins

Franklin D. Elkins

State of Virginia
County of Chesapeake

Personally appeared before me, the undersigned authority, in and for said County and State, Franklin D. Elkins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Chesapeake (City), Virginia (State), this 28th day of October, 2022.

Notary Public
My Commission Expires: May 31, 2025

SHAMEEKAH A. DIXON
NOTARY PUBLIC
REGISTRATION # 7738288
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
MAY 31, 2025

File No.: 36880

Tennessee Certification of Electronic Document

I, Ruth Turner 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 10/28/2022 (date of document).

Affiant Signature

11/3/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 of Nov, 2022.

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24