Karen Johnson Davidson County
Batch# 944328 DEEDWARR
11/23/2022 11:11:37 AM 2 pgs
Fees: $13.00 Taxes: $884.30
20221123-0123998

# WARRANTY DEED

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Reinaldo Gentile-Rondon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**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 |
|---|---|---|
| Reinaldo Gentile-Rondon | Same as new owner | 10816009200 |
| (NAME) | (NAME) | |
| 1318 Priest Wood ~~Drive~~ Court AJ | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | |
| (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, **Clint Haynes, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Reinaldo Gentile-Rondon, unmarried**, 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:

BEING LOT NO. 23-B ON THE PLAN OF LAKEVIEW HILLS SUBDIVISION, ZONE LOT DIVISION LOTS 22 AND 23, SECTION 2, OF RECORD IN PLAT BOOK 5800, PAGE 391, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERNECE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Clint Haynes, unmarried, by deed of record in Instrument No. 20110720-0055593, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property was not a marital residence and as such is not subject to any homestead, dower or other marital interest as defined by statute.

unimproved ☐

This is improved ☑ property, known as 1318 Priest Wood ~~Drive~~ Court AJ, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
[illegible] and Escrow, LLC
[illegible] Avenue South
Nashville, TN 37212
File No. JH-TN-22-1318

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 21st day of November, 2022.

Clint Haynes

State of Tennessee
County of Davidson

Personally appeared before me Clint Haynes, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of November, 2022.

Notary Public
My Commission Expires: _____

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