Prepared by and Return to:
DLO/FOREMAN WATSON LAND TITLE
101 SE Parkway Court, STE 220
Franklin, TN 37064-3982

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Donna L Kreuze
Affiant

STATE OF NEW MEXICO
NOTARY PUBLIC
DENISE D. DEWALD
Commission # 1103068
My Comm. Exp. Sept 27,2025

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2022.

Denise D. Dewald
Notary Public
MY COMMISSION EXPIRES: 09-27-2025 New Mexico
File No. G22-17699

Karen Johnson Davidson County
Batch# 947223 DEEDWARR
12/05/2022 09:37:36 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20221205-0126537

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Gutierrez (NAME)	(NAME)	108-08-0-222
3217 Lakeford Dr. (STREET ADDRESS)	New Owner (STREET ADDRESS)	
Nashville TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Donna L. Kreuze, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Gutierrez, an unmarried man,** 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 Number 64B on the-plan of East .Lake Subdivision, Section 3 of record in Plat Book 5200, Page 342 and site plan of record in Plat Book 5200, Page 611, 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 Donna L. Kreuze by Deed dated June 27, 1986, recorded August 27, 1986, in Book 6961, Page 343, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3217 Lakeford Drive, Nashville, TN 37214.

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. Whenever 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 1st day of Dec, 2022.

Donna L. Kreuze

STATE OF New Mexico
COUNTY OF Grant

On this 1st day of December, 2022, before me personally appeared Donna L. Kreuze, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2022.

Denise D. Dewald
Notary Signature
My commission expires: 09-27-2025

STATE OF NEW MEXICO
NOTARY PUBLIC
DENISE D. DEWALD
Commission # 1103068
My Comm. Exp. Sept 27,2025

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066