THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$300,000.00**

Subscribed and sworn to before me this 7th day of December, 2022.

Notary Public **Affiant**

My Commission Expires: 7/22/25

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Gustavo A. Morales 110 Rhine Drive Madison, Tennessee 37115	474 Pigeon Springs Road Tracy City, Tennessee 37387	042-14-0-008.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby **ARTHUR C. CHENEY, a married man**, has this day bargained and sold, and does hereby transfer and convey unto the said **GUSTAVO A. MORALES, a married man**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 44, as shown on the map entitled Sherry Heights, Section II, of record in Plat Book 2331, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Together with the beneficial rights set out in Easement for a driveway and garage encroachment, of record in Instrument No. 20050506-0051450, said Register's Office.

Being the same property conveyed to ARTHUR C. CHENEY, by deed from JUDY WOMACK DENVER AND JOANN WOMACK MCCOOL, of record in Instrument No. 20050919-0112113, dated September 15, 2005, said Register's Office.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This conveyance is subject to all restrictions, easements and planning documents of record.

Karen Johnson Davidson County
Batch# 948894 DEEDWARR
12/07/2022 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20221207-0127727

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 5th day of December, 2022.

ARTHUR C. CHENEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Dwight, a Notary Public in and for said County and State, **ARTHUR C. CHENEY**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 5th day of December, 2022.

My Commission Expires: _____

NOTARY PUBLIC

MARY DWIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 5, 2025

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 12/5/22 [DATE].

AFFIANT SIGNATURE

12/7/2022
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 7 day of December, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

