WARRANTY DEED

Karen Johnson Davidson County
Batch# 959351 DEEDWARR
01/09/2023 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20230109-0001749

G-KPG-22-1814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chelsey Maureen Scott Gonzalez	Legacy Home Loans	
(NAME)	(NAME)	**083-14-0-272.00**
1814 Lillian St	1036 Stearman Dr Ste 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM HERRING, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHELSEY MAUREEN SCOTT GONZALEZ, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 50.0 feet on the southerly margin of Lillian Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to William Herring, unmarried by Warranty deed from Leslie C. Smelser and spouse, Virgina Smelser of record in Instrument No. 20050310-0026608 Register's Office for Davidson County, Tennessee, dated March 7, 2005 and recorded on March 10, 2005.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.

- Subject to all matters shown on the Plan of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants of record in Instrument Number 20210820-0112817, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1814 Lillian St, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hand(s) this the 5 DAY OF JANUARY, 2023.

William Herring

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Lewis
PCW

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM HERRING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 of January, 2023.

Notary Public
My Commission Expires: 1·28·24
(SEAL)

PENNY C. WORLEY
TENNESSEE NOTARY PUBLIC
My Comm. Exp. Jan 28, 2024
COUNTY OF WILLIAMSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Diane March,** 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 this the 6th day of January, 2023.

Affiant Signature
Date 01/06/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

