WARRANTY DEED

Karen Johnson Davidson County
Batch# 962886 DEEDWARR
01/20/2023 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20230120-0004715

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/23/2026
(AFFIX SEAL)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-152

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ana Gonzalez and Jaime Soto Gonzalez	Homebridge Financial Services, Inc.	042-11-0A-033.00 CO
(NAME)	(NAME)	
1033 Heritage Drive	433 Hackensack Ave. 5th Floor	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Hackensack, NJ 07601	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Five Thousand And No/100 Dollars ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CLINTON JOHNSON JR., SOLE HEIR OF THE ESTATE OF FEMIKA S. GILL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANA GONZALEZ, A MARRIED WOMAN, JOINED BY JAIME SOTO GONZALEZ, HER HUSBAND**, 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:

Land in Davidson County, Tennessee, being Unit No. 1033, together with carport designated number 1040, on the Horizontal Property Regime for Heritage Village Condominium, as recorded in the Master Deed of record In Book 4758, page 179, amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287,Book 9256, page 848, Book 9654, page 906, Instrument No.

20031229-0183195 and Instrument No. 20040804-0093767 and further described in Plat Book 4675, page 46, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to FEMIKA S. GILL, by deed from JAMES KENNETH WRIGHT, AN UNMARRIED MAN, of record in Instrument No. 20170307-0022424, dated February 28, 2017, said Register's Office. FEMIKA S. GILL having since died intestate on or about September 16, 2022 leaving said property to Clinton Johnson Jr., her spouse and sole heir at law. For further refrence see Affidavit of Heirships of record as Instrument No_202301200004713_, and as Instrument No_202301200004714_, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1033 Heritage Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 18 day of January 2023.

Clinton Johnson Jr., Sole Heir of the Estate of Femika S. Gill

BY: _____
Clinton Johnson Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that **Clinton Johnson Jr.** personally appeared before me this day and acknowledged the due execution of the foregoing instrument as his free act and deed.

Witness my hand and official seal, this the 18 of January, 2023.

_____
Notary Public
My Commission Expires: 7.9.24

(SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 1/19/2023 (date of document).

Affiant Signature

1/20/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 20 day of Jan., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

