Karen Johnson Davidson County
Batch# 966288 DEEDWARR
02/01/2023 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.37
20230201-0007497

Prepared By and Return to:
Authority Title and Escrow
319 Hickerson Dr Ste F
Murfreesboro, TN 37139

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $450,100.00.

Affiant

File Number: TN-23-1256

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Subscribed and sworn to before me, this 30th day of January, 2023.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Alberto Graham Gonzales and Paige Gonzales	NEW OWNERS	172-12-0-B-239.00 CO
6121 Bradford Hills Drive	6121 BRADFORD HILLS DR.	
Nashville, TN 37211	NASHVILLE TN 37211	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sylwaski Germaine Owens and wife, Crystal Owens, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Alberto Graham Gonzales and Paige Marie Gonzales, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Bradford Hills, Section Ten, of record in Book 7900, page 6, as amended in Book 7900, page 495 and corrected in Book 9219, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sylwaski Germaine Owens and wife, Crystal Owens, by Warranty Deed from Trissa Bui, dated November 18, 2019, of record in Instrument No. 20191126-0122447, in the Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 6121 Bradford Hills Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of January, 2023.

Sylwaski Germaine Owens

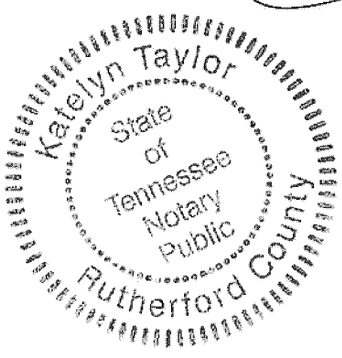
Crystal Owens

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sylwaski Germaine Owens and Crystal Owens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 30th day of January, 2023.

Notary Public at Large
My Commission Expires: ~~2/22/25~~ 9·16·23



Certificate of Authenticity

I, ALLISON TAYLOR, 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 **January 30, 2023**.

Date

Affiant Signature

February 1, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 05/23/2023

Date

Notary's Seal (if on paper)

