Karen Johnson Davidson County
Batch# 966481 DEEDWARR
02/02/2023 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20230202-0007769

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $575,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 2nd day of February, 2023.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose D. Gomez Lucio	**Tower Community Bank**	**04116003800**
1112 Bellshire Dr	**4564 Main Street**	
Nashville, TN 37207	**Jasper, TN 37347**	

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 HEREBY ACKNOWLEDGE, WE,

Trinity Project 2, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose D. Gomez Lucio and Laura Jaimes Ramos, husband and wife

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 Lot No. 148, on the Plan of Bellshire Estates, Section V, of record in Plat Book 2133, Page 114, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Trinity Project 2, LLC, by Warranty Deed from Deborah Smith, unmarried, and Rita Smith, unmarried, dated June 14, 2022, of record in Instrument No. 20220627-0073066, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Johnnie M. Smith and wife, Janie M. Smith by Warranty Deed from James Matthew Bearden, Jr. and wife, Kimberly D. Bearden, dated May 29, 1997 and filed for record on June 2, 1997 in Book 10473, page 816, Register's Office for Davidson County, Tennessee. The said Johnnie M. Smith died on November 7, 2018, vesting title to the property solely in Janie M. Smith by virtue of tenancy by the entirety. The said Janie M. Smith died intestate on March 28, 2019, and her Estate was never probated. Deborah Smith and Rita Smith are the sole heirs of Janie M. Smith, reference made to Affidavits of Heirship of record in Record Book 1869, page 3422, and Record Book 1870, page 3875, Register's Office for Rutherford County, Tennessee. Said Affidavits of Heirship are also filed for record simultaneously herewith as Instrument No. 20220627-0073064 and Instrument No. 20220627-0037065, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 1112 Bellshire Dr, Nashville, TN 37207.

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 in 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.

Date: 1-31-2023

Trinity Project 2, LLC
By: J. Israel Gadson
It's: Sole Member

STATE OF TN

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **J. Israel Gadson** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are the sole member of Trinity Project 2, LLC and that he is authorized by Trinity Project 2, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 31st day of January, 2023.

NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Jennifer Russell, 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 01/31/23.
Date

Jennifer Russell
Affiant Signature

01/31/23
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 31st day of January, 2023

D Paulsson
Notary's Signature
My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

