Karen Johnson Davidson County
Batch# 968194 DEEDWARR
02/06/2023 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230206-0008630

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230143441**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 6th day of February, 2023. Notary Public My Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Daniel Morales Osuna and Alba Iliana Quevedo Roca 303 Janette Avenue Goodlettsville TN 37072	Send Tax Bills To: New Owner 15 Van Courtlan Place Ridgefield, NJ 07657	Tax Information: Tax Parcel ID No. 033 08 0 088.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles A. Renn and Rosanna P. Renn, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Daniel Morales Osuna and Alba Iliana Quevedo Roca, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the City of Goodlettsville, Davidson County, Tennessee, being Lot No. 268 on the Gatewood, Section 2, of record in Book 3700, Pages 144 and 145, Register's Office for said County.

Said Lot No. 268 fronts 64 feet on the Northerly margin of Janette Avenue and extends back 130.6 feet on the Easterly line and 218.9 feet on the Westerly line to a line in the rear which is a broken line on which it measures 133.77 feet.

Being the same property conveyed to Charles A. Renn and Rosanna P. Renn, husband and wife, by Warranty Deed from Margaret N. McGuire, an unmarried woman, of record in Instrument No. 20160502-0042543, in the Register's Office of Davidson County, Tennessee, dated April 28, 2016 and recorded on May 02, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Gatewood, Section 2, as recorded in Book 3700, Pages 144 and 145.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4179, Page 488.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 303 Janette Avenue Goodlettsville TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~5th~~ 3rd PB day of February, 2023.

Charles A. Renn

Rosanna P. Renn

STATE OF Indiana)
COUNTY OF Floyd)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles A. Renn and Rosanna P. Renn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~5th~~ 3rd PB day of February, 2023.

Notary Public
My Commission Expires: 11-16-2026

NOTARY PUBLIC SEAL INDIANA

PAUL BARBER
Notary Public, State of Indiana
Floyd County
Commission Number NP0622427
My Commission Expires
November 16, 2026

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Feb. 6, ~~2022.~~ 2023

Affiant

Date: ~~December~~ 6, ~~2022~~ Feb. 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of ~~December~~ February 2023.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY