WARRANTY DEED

Karen Johnson Davidson County
Batch# 979752 DEEDWARR
03/13/2023 10:51:30 AM 4 pgs
Fees: $23.00 Taxes: $222.00
20230313-0017960

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2023.

Lissa Groom
Notary Public

MY COMMISSION EXPIRES: 7.16.2024

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Gonzalez	David Gonzalez	043-14-0-033
(NAME)	(NAME)	
305 Kemper Dr S.	305 Kemper Dr S.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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 considerations, the receipt of which is hereby acknowledged, **we Jim K France, an unmarried man and Regina C France, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **David Gonzalez, a single man**, hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being Lot Nos. 3 and 4 on the unrecorded Map of C. N. Smith's Property, said Lot Nos. 3 and 4 are described together as follows:

BEGINNING at a point on the southerly margin of Old Hickory Boulevard at the common corner of Lot Nos. 2 and 3; thence with the line between said two lots, southerly 135 feet to the northerly margin of an alley; thence with the margin of said alley westerly 100 feet to the southeast corner of the property conveyed to Winton L. Thompson by Deed from C. N. Smith and wife, of record in Book 1579, P4ge 273, Register's Office for said County; thence with said Thompson's easterly line; northerly 135 feet to the southerly margin of Old Hickory Boulevard; thence with the margin of the same, easterly 100 feet to the beginning.

Being the same property conveyed to Jim K. France and wife, Regina C. France by Quit Claim Deed from Norwest Financial Tennessee, Inc, dated 06/14/1995, of record in Book 9699, Page 972, Register's Office for Davidson County, Tennessee.

The said Jim K. France and wife, Regina C. France having since divorced on March 21, 2018 filed in Wilson County Circuit Court Docket No.: 2017-DV-164. The are now considered unmarried.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 596 E Old Hickory Blvd, Madison, TN 37115
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 9th day of March, 2023.

Jim K France

Regina C France

State of _____ SEE ATTACHED
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jim K France, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of March, 2023.

Notary Public:
My Commission Expires: _____

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina C France, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of March, 2023.

Notary Public:
My Commission Expires: 3.9.2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Effective the 9th day of March, 2023.

Jim K France

Regina C France

State of VA
County of Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jim K France, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of March, 2023.

Eddie Johnson

Notary Public:
My Commission Expires: June 30, 2024

EDDIE JOHNSON
Notary Public
Commonwealth of Virginia
Registration No. 7034480
My Commission Expires Jun 30, 2024

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina C France, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of March, 2023.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour 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 March 9, 2023.

Tracey Trumphour
Affiant
Date: 3/9/2023

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 9 day of March, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY