Karen Johnson Davidson County
Batch# 982893 DEEDWARR
03/21/2023 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230321-0020409

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

WHEN RECORDED RETURN TO:
1704 Onarute Avenue #105
Nashville, TN 37203
File No: 5-1036-MC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 275,000.00.

Affiant

Subscribed and Sworn before me this 17th day of March, 2023.

Notary Public
My commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Gabriel Cocuyu 706 Brook Valley Drive, La Vergne, TN 37026	New Owner	162-06-0-145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Franco Homes, Inc., a Tennessee Corporation,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gabriel Cocuyu Martinez** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 87 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Plat Book 4460, Page 52, Register's Office for Davidson County, Tennessee.

SAID Lot No. 87 fronts 73.00 feet on the southerly margin of Joann Court, and runs back 135.48 feet on the east sideline, and 129.80 feet on the west sideline, and measures 82.78 feet across the rear lot line.

Being the same property conveyed to Jerry W. James, individually, Chasity Timberman, individually and Michael Shane Surratt, individually as Tenants in common, by virtue of that certain Administrator's Quit Claim Deed dated October 10, 2018, and being of record at Instrument No. 20181015-0101864 in the Register's Office of Davidson County, Tennessee. Grantors warrant that this was not their primary residence.

Further, being the same property conveyed to Franco Homes Inc by Warranty Deed from Chasity Timberman, Jerry W. James, and Michael Shane Surratt dated December 16, 2022 and recorded December 19, 2022 of record in Instrument No. 20221219-0131168, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is investment property and is not nor has it ever been the primary resident of the grantor.

This is [ ] improved [ ] unimproved property known as 205 Joann Court, Nashville, TN 37211 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the ~~17th~~ 16th day of March, 2023.

Franco Homes, Inc., a Tennessee Corporation

By: _____
Raul Gonzalez Franco, Sole Director

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Kathleen Camp of the state and county mentioned, personally appeared Raul Gonzalez Franco, Sole Director of Franco Homes, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Director of Franco Homes, Inc., the within named bargainor, a Corporation, and that such Raul Gonzalez Franco, Sole Director of Franco Homes, Inc. as such Sole Director, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Sole Director.

Witness my hand and seal, at office in Murfreesboro this ~~17th~~ 16th day of March, 2023.

_____
Notary Signature

Printed Name: Kathleen Camp

My commission expires: 11-28-2026

KATHLEEN G. CAMP
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/28/2026
COUNTY OF RUTHERFORD

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 03/17/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 03/17/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 **day of** March **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM