Name and Address of New Owner:
Rafael Gonzalez, a single person
947 Curd Rd
Mt Juliet TN 37122

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23030305

Map and Parcel: 087 02 0 050.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry Cox**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Rafael Gonzalez, a single person**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 120, New Hope Meadows, Phase II, of record in Book 6900, page 724, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Larry Cox by Substitute Trustee's Deed filed for record on October 5, 2022 in Instrument Number 20221005-0109841, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of New Hope Meadows of record in Book 7577, page 377 and as amended in Book 7567, page 103 and amended to annex Phase II in Book 7688, page 804 and as further amended in Book 7934, page 796, Instrument Number 20030106-0001976, Instrument Number 20030106-0001977, Instrument Number 20211122-0154918 and Instrument Number 20211122-0154949; All matters as set forth per plat of record in Book 6900, page 724; By-laws of New Hope Meadows Homeowners' Association of record in Book 7557, page 356 and as recorded in Book 7567, page 106; Quitclaim Deed to Homeowners' Association for Common Area of record in Instrument No. 20080227-0019161; Easement for sewer of record in Book 7079, page 196 and rerecorded in Book 7083, page 435; HOA Charter of record in Book 7525, page 935; all of said Register's Office.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as: 4564 Raccoon Trail, Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 984866 DEEDWARR
03/27/2023 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,290.19
20230327-0022200

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 22 day of March, 2023.

Larry Cox

State of Tennessee

County of Rutherford

Personally appeared before me, Larry Cox with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22 of March, 2023.

Notary Public
My Commission Expires: 4/19/24

ANGELA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $348,700.00.

Rafael Gonzalez
Affiant Signature

Subscribed and sworn to before me, this 22 day of March, 2023.

Notary Public
My Commission Expires: 4/19/24

ANGELA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 3/22/23 (date of document).

Affiant Signature

3/27/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27 day of March, 2023.

BRIDGETTE N. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3-15-2025