Karen Johnson Davidson County
Batch# 987512 DEEDWARR
04/03/2023 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20230403-0023841

Name and Address of New Owner:
El Gallito Properties, LLC
2578 Willowbranch Drive
Nashville, TN 37217

Send Tax Bills To:
same

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 059-15-0-018

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, **Milton I. Sosa, and wife, Blanca A. Lopez**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **El Gallito Properties, LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Map of the Subdivision of Andrew J. Summitt Land on the southerly side of Moorman's Arm Road and described according to a survey made by R.-B. Nichols, Engineer on July 27, 1946, as follows:

Beginning at a point in the southerly margin of Moormans Arm Road at the northeast corner of the property conveyed to Ray Stephens and wife, by deed of record in Book 2741, Page 244, Register's Office for Davidson County, Tennessee; thence southerly with Stephens east line and line extended 200 feet to a dead line; thence easterly and parallel with Moorman's Arm Road, 100 feet to a point; thence northerly and parallel to Stephens line, and line extended 200 feet to Moorman's Arm Road; thence with the southerly margin, westerly 100 feet to the place of beginning.

Being the same property conveyed to Milton I. Sosa and wife, Blanca A. Lopez by Warranty deed from Reyes Construction, Inc. of record in Instrument No. 20170123-0006859 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 23, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 on the 31st day of March, 2023.

_____(SEAL)
Milton I. Sosa

_____(SEAL)
Blanca A. Lopez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Milton I. Sosa and Blanca A. Lopez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2023.

STATE OF TENNESSEE NOTARY PUBLIC STEVEN PAUL DISSER COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3/31/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

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

_____
Notary Public
My commission expires:_____

KELSEY L. WELLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-19-2023

File No. GNT-23-2683

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 March 31, 2023.

Date

Affiant Signature

April 3, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of April, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 05-24-2025