Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-5242

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of May, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1008648 DEEDWARR
05/30/2023 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20230530-0040315

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ignacio Gonzalez and Maricela Gonzalez 2709 Alhambra Circle Nashville, TN 37207	New Owner	060 16 0 037.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Barbara M. Lane, surviving tenant by the entirety of Wesley L. Lane, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ignacio Gonzalez and Maricela Gonzalez, husband and wife,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Resubdivision of Lot No. 66 & Part of Lot No. 65 on the Plan of Capitol View Subdivision, of record in Book 5190, page 366, said Register's Office.

BEING the same property conveyed by Warranty Deed from Fatima E. Eid to Wesley L. Lane and wife, Barbara M. Lane, dated October 10, 1985 and recorded October 30, 1985, as Book 6695 Page 786 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $37,999.00. The said Wesley L. Lane died on or about January 07, 2007, leaving Barbara M. Lane as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2709 Alhambra Circle, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their 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.

Dated this the 24th day of May, 2023.

Barbara M. Lane

Barbara M. Lane

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ AS Sumner

On this 24th day of May, 2023, before me personally appeared Barbara M. Lane, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of May, 2023.

Angie Seriana

Notary Signature
My commission expires: October 20, 2026

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/24/2023.

Affiant Signature – Joshua A. Terry

5/26/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/26/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm. Exp. September 28, 2026
COUNTY OF WILLIAMSON