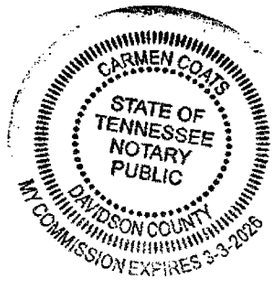
Karen Johnson Davidson County
Batch# 1028998 DEEDWARR
07/20/2023 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20230720-0056095

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2023.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeancarlo Gomez	CHASE	108-12-0-097.00
3234 Lakeford Drive	700 KANSAS LANE	
Nashville, TN 37214	MONROE, LA 71203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEANA CHERYL MITCHELL, TRUSTEE OF THE 2011 BOLTON COMMUNITY PROPERTY TRUST DATED JUNE 20, 2011**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEANCARLO GOMEZ, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 35B on the Plan of Section 3, East Lake Subdivision, Zone Lot Division of record in Plat Book 5200, Page 342 and amended in Book 5200, page 650, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Howard Glenn Bolton by Warranty deed from Corey Lile and wife, Becky Lile of record in Book 11299, page 455, Register's Office for Davidson County, Tennessee, dated January 14, 1999 and recorded on January 15, 1999.

Being a portion of the same property conveyed to Howard Glen Bolton and Beth Ann Bolton as Trustees of the 2011 Bolton Community Property Trust dated June 20, 2011 by Quitclaim deed from Howard Glenn Bolton of record in Instrument No. 20110623-0048259 and Scrivener's Affidavit recorded on December 22, 2022, recorded Instrument No. 20221222-0131965, Register's Office for Davidson County, Tennessee, dated June 20, 2011 and recorded on June 23, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3234 Lakeford Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of July, 2023.

2011 Bolton Community Property Trust dated June 20, 2011

By: Jeana Cheryl Mitchell, Trustee

Jeana Cheryl Mitchell, Trustee

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 Jeana Cheryl Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of 2011 Bolton Community Property Trust dated June 20, 2011, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 17th day of July, 2023.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 20, 2023 (date of document).

Affiant Signature

July 20, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023