Karen Johnson Davidson County
Batch# 1031282 DEEDWARR
07/27/2023 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20230727-0057880

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$317,000.00** (Three Hundred Seventeen Thousand).

AFFIANT

Subscribed to and sworn before me this 26th day of July, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Henry F. Alexander and Kimberly S. Presentation 3304 Forest Breeze Drive Antioch, TN 37013	New Owner	15010021900

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, **AUDREY SHORES, A MARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HENRY F. ALEXANDER, AN UNMARRIED MAN AND KIMBERLY S. PRESENTATION, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SUVIVORSHIP,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 62, Jamestown Estates, Section 2 as of record in Book 6900, Page 865, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to Audrey Shores, a married woman, by deed from Audrey Shores and spouse, Jhones Gonzales of record in Instrument No. 20200416-0040088, dated April 9, 2020, and recorded on April 16, 2020, Register's Office for Davidson County, Tennessee.

Jhones Gonzales, spouse of Audrey Shores, joins in this conveyance to relinquish any and all rights, especially martial rights, which he may have in said property, by virtue of the marriage.

Audrey Shores executes this instrument as Attorney-in-Fact on behalf of Jhones Gonzales, pursuant to the Power of Attorney recorded in Instrument No. _____202307270057879___, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3304 FOREST BREEZE DRIVE** **ANTIOCH, TN 37013**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2023066822

WITNESS, this 26th day of July 2023

Audrey Shores

Jhones Gonzales

Attorney-in-fact

By: Audrey Shores, as his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of July 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Audrey Shores** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

WITNESS my hand and official seal on this the 26th day of July 2023.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of July 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Audrey Shores**, attorney in fact, to me known to be the person who executed the foregoing instrument on behalf of **Jhones Gonzales**, and acknowledged that she executed that same as the free act and deed of the said **Jhones Gonzales**.

WITNESS my hand and official seal on this the 26th day of July 2023.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Certificate of Authenticity

I, Tonya Loftin, 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 26, 2023**.

Date

Tonya Loftin
Affiant Signature

July 26, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th day of July, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)