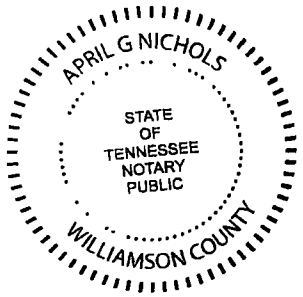
Karen Johnson Davidson County
Batch# 1044189 DEEDWARR
08/30/2023 09 36 04 AM 2 pgs
Fees $13 00 Taxes $795 50
20230830-0067886



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000 00

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2023

Notary Public

My commission expires 7-6-27

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Hope & Investments, LLC	NEW OWNER	**052-16-0A-027.00-CO**
P O Box 3301191		
Nashville, TN 37203		

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, I,

Ana Gonzalez, a married woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Hope & Investments, LLC

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, Apartment Unit No D-27, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed, Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office, for a more complete identification and description of such Unit

Being the same property conveyed to Ana Gonzalez, a married woman by Warranty deed from James R Webb and Cynthia W Webb, husband and wife of record in Instrument No 20170417-0037207 Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on April 17, 2017 Jaime Gonzalez joins in the execution of this instrument to convey any interest that he may have in the subject property particularly any marital interest

This is improved property known as **1301 Neelys Bend Road D27, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1 Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of August, 2023

Ana Gonzalez

Jaime Gonzalez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ana Gonzalez and Jaime Gonzalez, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above

Witness my hand and official seal this 21st day of August, 2023

Notary Public
My Commission Expires 3.23.27

Lenders Title Company File No 23-000220-626

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County