WARRANTY DEED

Karen Johnson Davidson County
Batch# 1047676 DEEDWARR
09/08/2023 11 39 00 AM 2 pgs
Fees $13 00 Taxes $1,110 00

20230908-0070634

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires June 23, 2027

State of Tennessee
County of ~~Rutherford~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2023

Notary Public

MY COMMISSION EXPIRES 6-23-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Maria Gomez Byron Mejia Teletor Juan Sunun Santiago	First Choice Lending	050-13-0 043 00
(NAME)	(NAME)	
3225 Ewingdale Drive	982 Cogdill Rd Ste 2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Knoxville TN 37932	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged **JoAnn L. White Revocable Trust, dated April 7, 2023,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maria Gomez, a married woman, Byron Mejia Teletor, a married man, and Juan Sunun Santiago, a single man, as joint tenants,** 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

Land in Davidson **County, Tennessee, being Lot No. 21 on the Plan of Golden Valley Estates, Section One of record in Plat Book 4175, Page 142, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to JoAnn L White Revocable Trust, dated April 7, 2023 by deed of record in Instrument No 20230717-0054606, Register's Office for Davidson County, Tennessee

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record

unimproved ☐

This is improved ☑ property, known as 3225 Ewingdale Drive, Nashville, TN 37207
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 do 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

Witness my/our hands this 28th day of August, 2023

JoAnn L White Revocable Trust, dated April 7, 2023

By Maria Anderson, Trustee

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Maria Anderson, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of JoAnn L White Revocable Trust, dated April 7, 2023, and that she as such Trustee executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal this 28th day of August, 2023

Notary Public Kelsie Holloway
My Commission Expires 5/18/2024

File No 22802

