Karen Johnson Davidson County
Batch# 1047712 DEEDWARR
09/08/2023 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20230908-0070678

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00

Affiant

Subscribed and Sworn before me this 8th day of September , 2023.

Notary Public
My commission expires: 11-30-24

TARA JADE RICHARDSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DEKALB MY COMMISSION EXPIRES NOVEMBER 30, 2024

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Edgar Gonzalez 3895 priest lake drive Nashville TN 37217	New Owner	150-10-0-071

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas E. Thompson, Trustee of The Thomas E. Thompson Revocable Living Trust Dated the 20 day of April, 2006**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Edgar Gonzalez,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A Certain tract or parcel of land in Wilson County, Tennessee, described as follows:

Being Lot No. 277 on the Plan of Section Three (3), Towne Village of the Country, as of record in Plat Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Thomas E. Thompson, as Trustee of The Thomas E. Thompson Revocable Living Trust, by Deed from Thomas E. Thompson and Mary Loving. a/k/a Mary L. Thompson, Dated December 7, 2009, Recorded December 16, 2009, Instrument # 20091216-0114513, Register's Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 3412 Towneship Road, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 8th day of September , 2023.

The Thomas E. Thompson Revocable Living Trust Dated the 20 day of April, 2006

By: _____
Thomas E. Thompson, Trustee

STATE OF TENNESSEE
COUNTY OF DEKALB

On this 8 day of September, 2023, before me personally appeared Thomas E. Thompson, Trustee of The Thomas E. Thompson Revocable Living Trust Dated the 20 day of April, 2006, 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 8 day of September, 2023.

_____
Notary Signature
My commission expires:

TARA JADE RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB
MY COMM. EXPIRES NOVEMBER 30, 2024

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 9-8-23 (date of document).

Jami K. Averwater

Signature

9.8.2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8th day of September, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

