Karen Johnson Davidson County
Batch# 1053695 DEEDWARR
09/25/2023 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20230925-0075013

WARRANTY DEED

CHERYL D BOLANDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $415,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/22/2023

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4323

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Juan Molina and Laura Ortega	New Owners	033-14-0-001.00
108 Fonnic Drive		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE **HEREINAFTER** NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE **CONSIDERATIONS**, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mary Daria Kelly, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juan Molina and Laura Ortega, husband and wife

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. 59, on the Plan of Pleasant Hill, as shown on plat of record in Plat Book 2900, Page 69, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Said Lot No. 59 fronts 115 feet on the west side of Fonnic Drive, and runs back 402.6 feet on the north line and 389.4 feet on the south line, to a dead line in the rear on which it measures 115.9 feet.

Being the same property conveyed to Mary Daria Kelly, unmarried by Warranty deed from Joseph Gore of record in Instrument No. 20180607-0054988 Register's Office for Davidson County, Tennessee, dated June 05, 2018 and recorded on June 07, 2018.

THIS **CONVEYANCE** IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 108 Fonnic Drive Goodlettsville, TN 37072

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on September 22, 2023.

Mary Daria Kelly

Mary Daria Kelly

STATE OF Florida

COUNTY OF Osceola

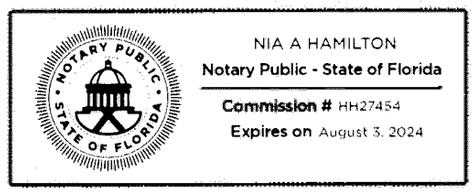
Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Mary Daria Kelly, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained. who produced driver license as identification.

Witness my hand and official seal, this September 22, 2023.

Nia A Hamilton

Notary Public Nia A Hamilton

My Commission Expires: 08/03/2024
HH27454



Notarized online using audio-video communication

File #: 2023-4323

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 22, 2023.

J. Carlton Drumwright

September 22, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 22, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY