Karen Johnson Davidson County
Batch# 1055622 DEEDWARR
09/29/2023 12:41 37 PM 3 pgs
Fees. $18 00 Taxes $1,424 50
20230929-0076676

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2023.

Notary Public
MY COMMISSION EXPIRES. 6/22/26
File No 23-19588

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	US Bank	
Manuel Milian Reyes		60-2-46
(NAME)	(NAME)	
3203 Moorewood Dr	P O Box 20005	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207	Owensboro, KY 42304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Gideon Klein, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Manuel Milian Reyes and Dora E. De la Cruz, husband and wife,** 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, as follows

Being Lot No 358 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee, as re-subdivided in Plan of record in Book 3106, Page 36, Register's Office for Davidson County, Tennessee, described as follows.

Said Lot No. 358 fronts 74 59 feet on the northwesterly margin of Moorewood Drive and runs back between lines measuring 117 2 feet on the northeasterly side and 159 5 feet on the southwesterly side, the latter being a broken line to a dead line in the rear on which it measures 68 2 feet

Being the same property conveyed to Gideon Klein, an unmarried man by Deed dated July 18, 2018 from Gwendolyn M Clarke and Gwendolyn C Clarke, both unmarried, recorded July 19, 2018, in Instrument Number 20180719-0070349, in the Register's Office for Davidson County, Tennessee Gideon Klein is now married Josee Klein joins in this conveyance to convey any interst she may have in said property, particularly her marital interest

Subject to any and all plats, easements, restrictions, and other matters of record

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein

The above legal description is the same as that contained in the previous deed of record

This is improved property, known as 3203 Moorewood Drive, Nashville, TN 37207.

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. 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.

Witness my/our hand(s) this 27th day of September, 2023.

Gideon Klein

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

On this 27th day of September, 2023, before me personally appeared Gideon Klein, 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 27th day of September, 2023.

Notary Signature
My commission expires: 6/17/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Josee Klein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of September, 2023, before me personally appeared Josee Klein, 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 27th day of September, 2023

Notary Signature
My commission expires. 1/27/25

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066