WARRANTY DEED

Karen Johnson Davidson County
Batch# 1056038 DEEDWARR
10/02/2023 09 42 29 AM 2 pgs
Fees $13 00 Taxes $1,184 00

20231002-0076974

STATE OF TENNESSEE COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $320 000 00

Affiant

Subscribed and sworn to me on 9/29, 2023.

NOTARY PUBLIC

My Commission Expires

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 05, 2025

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY
(Todd A Bricker Atty)
330 Commerce Street Suite 110, Nashville, TN 37201
Our File #36590

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #.
Teri Nicole Mathews 207 Old Brick Church Pike Goodlettsville, TN 37072	NEW OWNER	018-16-0-093 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, HUMBERTO NUNEZ, UNMARRIED hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto TERI NICOLE MATHEWS UNMARRIED, hereinafter called **"GRANTEE,"** her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 4 on the Map of Avill Warmack's Subdivision at Goodlettsville not of record, described according to a survey made August 28 1947 by John M Sullivan County Surveyor, as follows

Beginning on the northerly margin of McClure Street, 252.9 feet, more or less, east of the easterly margin of Baker Street, being the corner of Lots Nos 4 and 5, thence with the line between said two lots, North 16 degrees 39 minutes West 197 8 feet, thence North 80 degrees 07 minutes East 50 feet to the corner of Lots Nos 3 and 4, thence with the line between said two lots, South 16 degrees 36 minutes East 197 9 feet to the northerly margin of McClure Street: thence with said Street, westwardly 50 feet to the beginning

Being the same property conveyed to Humberto Nuzez, an unmarried person, by Warranty Deed from Cody O'Quinn, an unmarried person, of record as Instrument No 20221220-0131345 in the Register's Office for Davidson County, Tennessee, dated December 19, 2022, and recorded December 20, 2022

The conveyance of the above-described parcel of land is subject to the following (i) all property taxes and assessments (ii) restrictions, conditions, reservations covenants and easements of record, (iii) public rights of way, utility, and drainage easements (iv) zoning and planning ordinances and regulations, (v) all matters shown on plats and plans of record (vi) and health department regulations that may affect the property

BEING ☐ **unimproved** ☒ **improved property known as**

207 Old Brick Church Pike, Goodlettsville, TN 37072

(House Number) (Street) (City or Town) (State) (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 GRANTEE her heirs and assigns, (or successors and representatives), forever, and GRANTOR does covenant 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, unless otherwise herein set out, and GRANTOR does further covenant and bind himself his heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, (or successors and representatives), 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 hand(s) this 29th day of September, 2023

Humberto Nunez.
Humberto Nunez

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Humberto Nunez to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed

Witness my hand and official seal, this 29th day of September, 2023

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025