| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF ~~Davidson~~ Sumner<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **811,000.00**.<br><br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~11/16/2023~~ 11/17/2023.<br><br>Notary Public<br>MY COMMISSION EXPIRES: 10/21/2024<br>(AFFIX SEAL) |
|---|---|

Karen Johnson Davidson County
Batch# 1073244 DEEDWARR
11/17/2023 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $3,000.70
20231117-0089890

# *WARRANTY DEED*

*This Instrument Prepared by and Return To:*

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

FOUR STAR TITLE LLC
ESTABLISHED 2009

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4753

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Maria Cristina Arreola Cardoza** | New Owner | **011-00-0-091** |
| **2997 Greer Road**<br>**Goodlettsville, TN 37072** | | |

FOR AND 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, WE, **Rhonda Gardner and Fred H. Gray, Jr., a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Cristina Arreola Cardoza,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situated in the 3rd Councilmanic District of Davidson County, Tennessee, described as Tract No. 2 on an unrecorded survey dated June 28, 2004, by Tommy E. Walker, R.L.S. No. 1465, as follows, to-wit:

BEGINNING at an iron pin in the southerly margin of Greer Road, said pin being the most northeasterly corner of the herein described tract and a common corner to Lena Tate Thompson (Instrument No. 20000718-0070657 RODCT}; thence now leaving said margin with the west line of said Thompson, S 12 deg. 31 min. 52 sec. W, 261.66 feet to an iron pin at a post; thence, S 87 deg. 58 min. 27 sec. E 258.44 feet to an iron pin at a corner post in the west line of Byron J. Thrasher, et us, (DB 4910, pg 554, RODCT}; thence with said Thrasher's west line, S 41 deg. 27 min. 59 sec. W 1258.04 feet to a corner post in the north line of Gary F. Hahn {DB 7360, pg 296, RODCT); thence with the same N 85 deg. 48 min. 09 sec. W, 199.86 feet to an iron pin, said pin being a common corner to Ellis H. Weaks, et ux (DB 4236 pg 413, RODCT}; thence, North 31 deg. 33 min. 00 sec. E, 1111.93 feet to an iron pin at a white oak; thence, S 86 deg. 55 min. 01 sec. E, 141.87 feet to an iron pin; thence 12 deg. 31 min. 52 sec. E, 272.63 feet to an iron pin in the southerly margin of said Greer Road, said pin being a common corner to tract 1 of said Lemley property; thence with said margin and a curve to the right having a radius of 248.41 feet for a curve distance of 50.16 feet to the point of beginning, containing 7.625 acres, more or less.

Being the same property conveyed to Rhonda Gardner, an unmarried woman and Fred H. Gray, Jr., an unmarried man, Joint Tenants by Deed dated June 19, 2020 from Jason Scott Starling and Sabra Lane Starling, recorded June 24, 2020, in Instrument Number 20200624-0068121, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2997 Greer Road, Goodlettsville, TN 37072**
(House Number) (Street) (City, 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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **16th** day of **November, 2023**.

Fred H. Gray Jr.

Rhonda Gardner

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Rhonda Gardner, and Fred H. Gray, Jr.**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **16th** day of **November, 2023**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**Tennessee Certification of Electronic Document**

I, ~~Jennifer Russell~~ Debbie Paulsson, 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 11/16/2023 (date of document).

Affiant Signature

11/17/2023
Date

State of Tennessee

County of Sumner

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Sworn to and subscribed before me this 17 day of November 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL