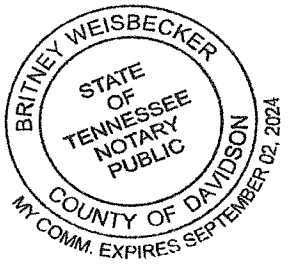
Karen Johnson Davidson County
Batch# 1074433 DEEDWARR
11/22/2023 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20231122-0090872



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $410,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 21st day of November, 2023.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Daniel Acklin Gossage	New Owner	034-07-0A-162.00 CO
(NAME)	(NAME)	
2030 Spring Branch Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James Deatrick, Jr., an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Daniel Acklin Gossage , unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled Final Subdivision Plat of Harbor Village, Phase III, of record as Instrument No. 20050331-0034862, and corrected as Instrument No. 20050406-0038091, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES DEATRICK, JR., by deed from A. GREGORY RAMOS, ADMINISTRATOR OF THE ESTATE OF KELLY FIGUEROA, DECEASED, AND FANNY PAZ, GUARDIAN OF THE ESTATE OF KAYLA FIGUEROA, A MINOR, of record as Instrument No. 20230428-0031655, dated April 28, 2023, said Register's Office.

KELLY FIGUEROA having been one and the same person as KELLY FIGUEROA CARABALLO.

This property is __unimproved _X_improved property known as: 2030 Spring Branch Drive, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of November, 2023.

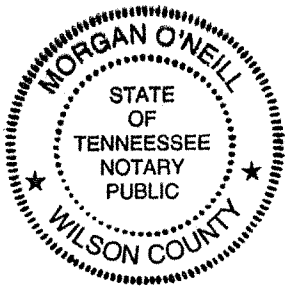
James Deatrick, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Deatrick, Jr., the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of November, 2023.

Notary Public
My Commission Expires 5-31-26



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 November 21, 2023.

J. Carlton Drumwright

November 21, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 21, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY