Karen Johnson Davidson County
Batch# 1078799 DEEDWARR
12/05/2023 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20231205-0094036

WARRANTY DEED

GALLO-T23137

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF November, 2023.

(Affix Seal) Notary Public

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID:
Ronald James Gallo III and Ronald James Gallo, Jr.	New Owner	52-1-190
244 Robinwood Avenue	Property	
Madison, TN 37115		

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 consideration, the receipt of which is hereby acknowledged, I/we, ICONIC KITCHENS AND BATHROOMS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RONALD JAMES GALLO III, A MARRIED MAN AND RONALD JAMES GALLO, JR., A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 2 of Block "F" on the plan of Revised Plan of Power and Roth's Madison Park Subdivision, as shown by plat of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No 2 fronts 50 feet on the south side of Robinwood Avenue and runs back between parallel lines, 237 feet to a dead line.

Being the same property conveyed to Iconic Kitchens and Bathrooms LLC, a Tennessee limited liability company by Warranty deed from Dorothea W. Hartley, unmarried of record in Instrument No. 20230725-0057146 Register's Office for Davidson County, Tennessee, dated July 20, 2023 and recorded on July 25, 2023. (Value of consideration shown in aforementioned deed $220,000.00.)

This is (X) improved property known as 244 Robinwood Avenue, Madison, Tennessee 37155 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 30th day of November, 2023

Iconic Kitchens and Bathrooms, LLC:

Xochitl Y Esparza, member
Xochitl Yanet Esparza Cortes, Member

Member
Jorge Raul Diaz Esparza, Sr., Member

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned **Xochitl Yanet Esparza Cortes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Iconic Kitchens and Bathrooms, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Xochitl Yanet Esparza Cortes** as Member.

Witness my/our hand(s) this 30 day of November, 2023

Notary Public

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

My Commission Expires: 10/21/24

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned **Jorge Raul Diaz Esparza, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Iconic Kitchens and Bathrooms, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Jorge Raul Diaz Esparza, Sr**. as Member.

Witness my/our hand(s) this 30 day of November, 2023

Notary Public

My Commission Expires: 10/21/24

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Certificate of Authenticity

I, Emily Manno, 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 **11/30/23**.

Date

Affiant Signature

11/30/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **Nov.**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

