This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-2541-KP

Karen Johnson Davidson County
Batch# 1083427 DEEDWARR
12/18/2023 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20231218-0097504

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $338,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2023.

LARRY MARTIN LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public

My Commission Expires: 4/23/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Linsley Antoine and Takisha Marie Gathings 3860 Round Rock Drive Nashville, TN 37013	Primis Mortgage Company 5535 Currituck Drive, Suite 120 Wilmington, NC 28403	176 01 0 014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Eduardo Gonzalez and wife, Ivette J. Gonzalez**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Linsley Antoine and Takisha Marie Gathings, a married couple**, 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:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Hickory Woods, Section A of record in Plat Book 6900, Page 511, as corrected in Book 7582, Page 167 and Certificate of Street Name Change recorded in Book 9997, Page 844 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Eduardo Gonzalez and Wife Ivette J. Gonzalez, by Warranty Deed from W. L. Bainbridge, Inc., of record in Book 10389, Page 339, in the Register's Office of Davidson County, Tennessee, dated March 21, 1997 and recorded on March 24, 1997.

This is improved property located at: **3860 Round Rock Drive, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2023.

GRANTORS:

Ivette Jordan Gonzalez

Eduardo Gonzalez

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ivette Jordan Gonzalez and Eduardo Gonzalez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of December, 2023.

LARRY MARTIN LUNA
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission expires: 6/23/26

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/15/23 (date of document).

Emma Howard

Affiant Signature

Date: 12/15/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of December, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

