# WARRANTY DEED




G-FSBO-23-245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Marta Gonzalez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2023.

Jill Branyan
Notary Public

MY COMMISSION EXPIRES: 03-16-26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Juan Antonio Morales Gonzalez** | **New Owner** | |
| (NAME) | (NAME) | **162-06-0-204.00** |
| **295 A Vivelle Ave** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37210** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **DZUY NGUYEN AND WIFE, KIM P. NGUYEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUAN ANTONIO MORALES GONZALEZ AND MARIA GORETY GONZALEZ MARTINEZ, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 171 on the Plan of Fair Oaks Subdivision, Section Two of record in Plat Book 4460, Page (s) 52 and 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dzuy Nguyen and wife, Kim P. Nguyen by Warranty Deed from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N. A as successor to JPMorgan Chase Bank, N.A as Trustee for RAMP 2004RS2, Grantor by its duly authorized attorney in fact, Residential Funding Company LLC of record in Instrument No. 20100507-0035256 Register's Office for Davidson County, Tennessee, dated April 14, 2010 and recorded on May 07, 2010.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page(s) 52 and 53, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4556, Page 718, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **245 Ocala Drive, Nashville, Tennessee 37211**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Karen Johnson
Batch # 1083603
12/19/2023 11:48:04 AM
Fees: $13.00 Taxes: $388.50

Davidson County
**DEEDWARR**
2 pgs

20231219-0097736

Witness my/our hand(s) this the 14th DAY OF DECEMBER, 2023.

Dzuy Nguyen

Kim P. Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of December, 2023.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of December, 2023.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212