THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1087957 DEEDWARR
01/03/2024 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240103-0000666

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Ignacio Gonzalez and Maricela Gonzalez 446 Oakley Dr. Nashville TN 37220	Ignacio Gonzalez and Maricela Gonzalez 446 Oakley Dr. Nashville TN 37220	160 04 0 015.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kevin L. Totty, and wife, Terri Totty** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Ignacio Gonzalez and Maricela Gonzalez, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 446 Oakley Drive, Nashville, TN 37220 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1010 on the Plan of Brentwood Hall, Section 14, as of record in Plat Book 2663, Page 129, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Kevin L. Totty and wife, Terri Totty, by Warranty Deed from Boyd D. Fulton, married, of record in Book 9007, Page 215, in the Register's Office of Davidson County, Tennessee, dated June 22, 1993, and recorded on July 07, 1993.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

27 In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this day of December, 2023.

Kevin L. Totty

Terri Totty

STATE OF Florida
COUNTY OF Lake

On this 27th day of December, 2023, before me personally appeared Kevin L Totty and Terri Totty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of December, 2023.

Notary Signature
My commission expires: 12/10/2026

ALENA MARIE DUNHAM
Notary Public
State of Florida
Comm# HH317679
Expires 12/16/2026

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27th day of December, 2023

Notary Public
My commission expires: 12/16/2026

ALENA MARIE DUNHAM
Notary Public
State of Florida
Comm# HH317679
Expires 12/16/2026

Certificate of Authenticity

I, Joshua A. Terry, 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 12/27/2023.

Affiant Signature – Joshua A. Terry

1/2/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/2/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27