WARRANTY DEED

Karen Johnson Davidson County
Batch# 1101040 DEEDWARR
02/14/2024 11:10:30 AM 4 pgs
Fees: $23.00 Taxes: $499.50
20240214-0010275

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $135,000.00.

AFFIANT

Subscribed and sworn to me on February 14, 2024.

NOTARY PUBLIC

My Commission Expires:

THOMAS N. JONES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee
(615) 794-0807
Contact: Leigh Anne Sailors
File #24869.2024

NAME / ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL#
Cesar and Erica Gonzalez 7324 Hidden Lake Circle Fairview TN. 37062	Same as New Owners	16700000400

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mamie Bunn and Barry Dennis (hereinafter called "GRANTORS")**, have bargained and sold and by these presents do transfer and convey unto **Cesar Gonzalez and Erica Gonzalez, husband and wife (hereinafter called "GRANTEES")**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in DAVIDSON County, Tennessee, and being more particularly described according to a survey made by John Kohl & Company, P.C. dated December 7, 1998, as follows:

BEGINNING at a point in the center of Highway No. 100 at the intersection of the center line of said Highway and the eastern boundary line of the property conveyed

to Earl T. Bumpous, Sr. and wife by deed from Mrs. Minnie W. Myers of record in Book 1385, page 405, Register's Office for said County; thence with said Bumpous' eastern boundary line, northwestardly 455 feet to a stake; thence North 67 degrees East 110 feet to a small elm; thence South 37 and ½ degrees East 455 feet to the center of said Highway; thence with same, South 67 degrees West 210 feet to the point of BEGINNING.

Being the same property conveyed to Mamie Bunn and Barry Dennis by quitclaim deed from Sarah Fennell, dated February 5, 1999, and being of record in Book 11337, page 86, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2024 Davidson County Metro property taxes are a lien but are not yet due and payable. The said taxes have been prorated between the parties and will be the sole responsibility of the Grantees for payment thereof when the payment becomes due and payable.
2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property located at 9436 Highway 100, Nashville, Tennessee 37221.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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. 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.

Executed on this 7th day of February, 2024.

Mamie Bunn

Barry Dennis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand on this 7th day of February, 2024.

THOMAS N JONES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 5-23-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand on this 7th day of February, 2024.

THOMAS N JONES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 5-23-27

I, Thomas N. Jones, 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 February 7, 2024 (date of document).

Thomas N. Jones
Date: February 9, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 9th day of February, 2024.

Notary Public

My Commission Expires: 8-3-26

