WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1120214 DEEDWARR
04/08/2024 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20240408-0024798

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ronn Huff and Brenda Ellen Huff	Fairway Independent Mtg Corp.	Parcel ID: 142 04 0A 056.00
(NAME) 210 Old Hickory Blvd #56	(NAME) 4750 S. Biltmore Lane	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Madison, WI 53718	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Julian Peter Gomez, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ronn Huff and Brenda Ellen Huff, husband and wife**, hereinafter called the Grantees, 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 Unit 56 on the Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, page 167, Registers Office for Davidson County, Tennessee and described in the Master Deed of Belle Forest, a Horizontal Property Regime, created under Title 66, Section 27-101, et, seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5438, page 699, said Registers Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Belle Forest Condominiums contained in said Master Deed in Book 5438, page 699, and the By-Laws appended thereto as Exhibit "B" at page 742, amended in Book 6082, page 866 and instrument No. 20020321-0034877, are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Sean L. Gomez, unmarried from Germaine C. Gomez, unmarried by Warranty Deed, dated March 9, 1998 and recorded on April 3, 1998 in Book 10870, Page 615, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Paul Gomez and wife, Catherine Gomez from Sean L. Gomez, unmarried by Quitclaim Deed, dated June 8, 1999 and recorded on June 9, 1999 in Book 11519, Page 54, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Paul C. Gomez as Trustee of The Paul C. and Catherine Gomez Revocable Living Trust dated September 29, 2003, A Revocable Living Trust, and all and every successor trustee or trustees, an undivided one-half interest; and Catherine Gomez as Trustee of The Paul C. and Catherine Gomez Revocable Living Trust dated September 29, 2003, A Revocable Living Trust, and all and every successor trustee or trustees, an undivided one-half interest from Paul C. Gomez aka Paul Gomez and Catherine Gomez by Quitclaim Deed, dated September 29, 2003 and recorded on November 10, 2003 in Instrument No. 20031110-0164334, in the Register's Office for Davidson County, Tennessee. The said Paul C. Gomez died May 25, 2019 and under the terms of the trust, upon his death, his interest having vested in Catherine Gomez, primary Trustee of the Paul C. and Catherine Gomez Revocable living Trust dated September 29, 2003 and the primary beneficiary.

Further being the same property conveyed to Catherine Gomez, unmarried from Catherine Gomez, primary Trustee of The Paul C. and Catherine Gomez Revocable Living Trust dated September 29, 2003 by Quitclaim Deed, dated September 25, 2019 and recorded on September 27, 2019 in Instrument No. 20190927-0098749, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Julian Peter Gomez, a single man from Catherine Gomez, unmarried woman by Warranty Deed, dated November 8, 2022 and recorded on November 8, 2022 in Instrument No. 20221108-0119964, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 210 Old Hickory Blvd #56, Nashville, TN 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 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. 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 our hands this 5th day of April, 2024

Julian Peter Gomez

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Julian Peter Gomez, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of April, 2024.

Notary Public

My Commission Expires: 2-21-28

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/5/24 (date of document).

Jennifer Russell
Affiant Signature

4/8/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8th day of April 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

