**NEW OWNER:**
HECTOR GONZALEZ
1004 NEELYS BEND ROAD
MADISON, TN 37115

**SEND TAX BILLS TO:**

**THIS INSTRUMENT PREPARED BY:**
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

**FILE NO: 24-0220**

**Map & Parcel**
**052070058.00**

**Space for Recorder's stamp**

Karen Johnson Davidson County
Batch# 1144969 DEEDWARR
06/10/2024 08:37:30 AM 5 pgs
Fees: $28.00 Taxes: $1,254.30
20240610-0043034

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Nine Thousand and 00/100 Dollars ($339,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KENNETH D. GRAVES, EXECUTOR OF THE ESTATE OF MARY RUTH KOLBE, KENNETH D. GRAVES, JOHN KOLBE, ROBERT KOLBE & GERALD KOLBE,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **HECTOR GONZALEZ and LIXA HENRIQUEZ, husband and wife, and KLEEVERSON JAMRUELL GONZALEZ-HENRI, a single person** ("Grantee") their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 4, Plan of Section II, Part I, Madison Heights, of record in Plat Book 2083, Page 62, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 4 fronts 147.00 feet on the Southwesterly margin of Neelys Bend Road and extends back 320 feet on the Southeasterly line and 224.48 feet on the Northwesterly line to a dead line in the rear, measuring 175.31 feet thereon.

Being the same property conveyed to WILLIAM E. KOLBE and wife, MARY R. KOLBE, by Warranty Deed from Hartwell E. Price and wife, Wanda Price, dated January 4, 1979, and of record in Book 5383, Page 522, Register's Office for DAVIDSON County, Tennessee. William E. Kolbe and Mary R. Kolbe remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of William E. Kolbe; therefore, Mary R. Kolbe is the surviving tenant by the

entirety to the property herein. Mary R. Kolbe a/k/a Mary Ruth Kolbe is now deceased, having died a widow and testate on July 24, 2023 in Davidson County, Tennessee. For further reference to title, see the Estate of Mary Ruth Kolbe, of record in Case No. 23P2098, in the Seventh Circuit for Davidson County, Tennessee, Probate Division, whereby pursuant to her Last Will and Testament, she devised her interest in the property herein to John Kolbe, Robert Kolbe, Gerald Kolbe, and Kenneth J. Graves. Kenneth J. Graves and Kenneth D. Graves are one and the same person.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **1004 NEELYS BEND ROAD, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2083, Page 62, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 6th day of June, 2024.

ESTATE OF MARY RUTH KOLBE

Executor

BY: KENNETH D. GRAVES, EXECUTOR

KENNETH D. GRAVES

JOHN KOLBE

By: Kenneth D. Graves, Atty

Kenneth D. Graves, pursuant to Power of Attorney of Record in Book 202406100043031, RODC, Tennessee.

ROBERT KOLBE

By: _____ AIF
Kenneth D. Graves, pursuant to Power of Attorney of Record in Book 202406100043032, RODC, Tennessee.

GERALD KOLBE

By: _____ AIF
Kenneth D. Graves, pursuant to Power of Attorney of Record in Book 202406100043033, RODC, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KENNETH D. GRAVES, EXECUTOR OF THE ESTATE OF MARY RUTH KOLBE AND KENNETH D. GRAVES**, 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 and official seal at office this 6th day of June, 2024.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **KENNETH D. GRAVES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **JOHN KOLBE, ROBERT KOLBE, AND GERALD KOLBE,** the within-named bargainors, as the free act and deed of the said **JOHN KOLBE, ROBERT KOLBE, AND GERALD KOLBE.**

WITNESS my hand and official seal at office this 6th day of June, 2015.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

**********

The actual consideration or value, whichever is greater, for this transfer is **$339,000.00.**

AFFIANT

Sworn to and subscribed to before me this 6 day of June, 2024.

NOTARY PUBLIC

My commission expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 __ **6-6-2024** _____ (date of document).

Affiant Signature

**6-6-2024**

Date

State of TN

County of Rutherford

Sworn to an subscribed before me this __**6**_ day of __**June** _____, 20**24**

Danielle Marie Crane

NOTARY'S SEAL

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSON EXPIRES: 2/22/25