This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1144989 DEEDWARR
06/10/2024 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240610-0043060

State of TN }
County of DAVIDSON
The actual consideration or value, whichever is greater for this transfer is: $340,000.00

Affiant Signature
Subscribed and sworn to before me on this the 22 Day of April 2024

Notary Public
My Commission expires 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Bodin and Mary Ann Gocha
1520 Market Square
Hermitage, TN 37076

SEND TAX BILLS TO:
Bodin and Mary Ann Gocha
1520 Market Square
Hermitage, TN 37076

MAP AND PARCEL NUMBER: Tax ID #: 08607014100

# WARRANTY DEED

24NT00299

Effective the 22 Day of April, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Byron G Burgos and Tania R Burgos, unmarried**

Hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Bodin Gocha and Mary Ann Gocha, a married couple**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 269 on the Final P.U.D. Plan of Phase V-A, Jackson's Retreat, as of record in Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Byron G. Burgos and Tania R. Hernandez, husband and wife from Lora A. McCord f/n/a Lora A. Lowery, married, by Warranty Deed dated 09/24/2015 and recorded 09/23/2015 in Instrument No. 20150923-0096579, register's Office of said County.

This is an improved property commonly known as: 1520 Market Sq, Hermitage, TN 37076-3326

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. I do covenant with said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 22 day of APRIL, 2024

24NT00299

Byron G Burgos

Tania R. Burgos

State of TN }
County of WILSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Byron G. Burgos and Tania R. Burgos,** the within named bargainers, 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.

Notary Public
My commission expires: 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

**Tennessee Certification of Electronic Document**

I, Summer Bartm 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 4/22/24 (date of document).

Summer Bartm
Affiant Signature

6/7/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 of June 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON