Karen Johnson Davidson County Batch# 1173507 DEEDWARR 08/23/2024 12:56:30 PM 3 pgs Fees: $18.00 Taxes: $1,065.60 20240823-0064963	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $288,000.00 Affiant Subscribed and sworn to before me, this 23rd day of August, 2024 Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 1131 Old Hickory Blvd Trust	**New Owner**	**04108004600**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Richard Gomez and Susan Sams, Successor Trustees, for the benefit of Leon S. Gomez and Carolyn S. Gomez, tenants in common under the terms of The Leon S. Gomez and Carolyn S. Gomez Revocable Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 1131 Old Hickory Blvd Trust

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 Lot No. 9, Plan of Bell Grimes Tract, of record in Book 2744, Page 237, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Leon S. Gomez and Carolyn S. Gomez, Trustees, for the benefit of Leon S. Gomez and Carolyn S. Gomez, tenants in common under the terms of The Leon S. Gomez and Carolyn S. Gomez Revocable Living Trust, by Quitclaim Deed from Leon S Gomez and wife, Carolyn S Gomez, dated March 31, 2000, of record in Instrument No. 200004040033510, in the Register's Office for Davidson County, Tennessee. Carolyn S Gomez died December 29, 2004, Leon S Gomez died April 28, 2024. By Memorandum of Trust of record in Instrument No. 200004040033509, said Register's Office, Richard L Gomez and Susan R Sams are named Successor Trustees of said Trust.

Further being the same property conveyed to Leon S Gomez and wife, Carolyn S Gomez, by Deed from Harold Paul Christian and wife, Pamela R Christian, dated January 19, 1972, of record in Book 4570, Page 564, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1131 Old Hickory Blvd, Nashville, TN 37207.

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 in 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.

Richard Gomez Date: 8/22/24

Richard Gomez
Successor Trustee, for the benefit of Leon S. Gomez and Carolyn S. Gomez, tenants in common under the terms of The Leon S. Gomez and Carolyn S. Gomez Revocable Living Trust

Susan Sams Date: 8/22/24

Susan Sams
Successor Trustee, for the benefit of Leon S. Gomez and Carolyn S. Gomez, tenants in common under the terms of The Leon S. Gomez and Carolyn S. Gomez Revocable Living Trust

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Richard Gomez and Susan Sams** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are Successor Trustees for the benefit of Leon S. Gomez and Carolyn S. Gomez, tenants in common under the terms of The Leon S. Gomez and Carolyn S. Gomez Revocable Living Trust and that they are authorized by Leon S. Gomez and Carolyn S. Gomez, tenants in common under the terms of The Leon S. Gomez and Carolyn S. Gomez Revocable Living Trust to execute this instrument on its behalf.

Witness my hand, at office, this 22nd day of August 2024, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

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 8/22/24 (date of document).

Jennifer Russell
Affiant Signature

8/23/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

