This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-4144-SL

Karen Johnson Davidson County
Batch# 1174861 DEEDWARR
08/27/2024 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20240827-0065934

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Subscribed and sworn to before me, this the 23rd day of August, 2024.

Notary Public
My Commission Expires: 6/25/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joel Interiano and Waleska Valdez 256 Maple Street Madison, TN 37115	The New Owner	043-13-0-175.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **James David Gilley, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joel Interiano and Waleska Valdez, husband and wife** hereinafter called the Grantee(s), 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. 14 of Block "F" on the Map of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for said County.

Said Lot No. 14 fronts 51-1/4 feet on the South side of Maple Street and runs back between lines, 175 feet on the West line and 185 feet on the East line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to James O. Gilley and wife, Ida Bell P. Gilley, by Warranty Deed from Smith Dorris and wife, of record in Book 1783, Page 208, Register's Office for Davidson County, Tennessee, the said James O. Gilley having since died, the property vested by operation of law in his widow, Ida Bell P. Gilley. Ida Bell P. Gilley subsequently conveyed all of her right, title and interest in and to said property to her two sons, Roy Lee Gilley and James Otis Gilley, Jr., by Quitclaim Deed of record in Book 9636, Page 603, said Register's Office.

Being the same property conveyed to James David Gilley, unmarried by Warranty Deed from Roy Lee Gilley, a married man, and Mildred Jean Gilley, his wife, and James Otis Gilley, Jr., a married man, and Jeanette L. Gilley, his wife of record in Book 10694, page 178, Register's Office for Davidson County, Tennessee, dated November 21, 1997 and recorded on November 24, 1997.

This is improved property located at: **256 Maple Street, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of August, 2024.

GRANTOR:

James David Gilley

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James David Gilley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of August, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Tennessee Certification of Electronic Document

I, Emma Howard, 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 8/23/24 (date of document).

Emma Howard
Affiant Signature

8/23/24
Date

State of Tennessee

County of Rutherford

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

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL