WARRANTY DEED

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Pamela Braden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2024

Lisa K R Wagner
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) Sept. 21, 2024

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Mercedes Gonzalez Gonzalez and Manuel Morales Sanchez, wife and husband	Mercedes Gonzalez Gonzalez and Manuel Morales Sanchez, wife and husband	136-7-19
(NAME)	(NAME)	
3733 Edgewater Drive	3733 Edgewater Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241557

Karen Johnson Davidson County
Batch# 1183674 DEEDWARR
09/19/2024 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20240919-0072785

For and 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 acknowledged, I/we, **Jason LaJuan Tate, Sr., unmarried** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mercedes Gonzalez Gonzalez and Manuel Morales Sanchez, wife and husband**, 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. :

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described as follows:

Being Unit No. U-3, on the Plan of Lake Land in Davidson County, Tennessee, being Lot No. 22, Section Two, Priest Lake Park, of record in Plat Book 4175, pages 56-58, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed by Warranty Deed from Elizabeth Ann Hall, a single woman to Minnie L. Godfrey, unmarried, recorded November 30, 2012, as Instrument No. 20121130-0109899 in Davidson County, Tennessee Register of Deeds. The said Minnie Love Godfrey died testate on October 24, 2022, and pursuant to the Last Will and Testament of Minnie Love Godfrey (AKA Minnie L. Godfrey), of record in the County Clerk's Office of Davidson County, Tennessee, the devisee of said estate is Jason LaJuan Tate, Sr.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 4317, page 17, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 3733 Edgewater Drive, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of September, 2024

Jason LaJuan Tate, Sr.

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jason LaJuan Tate, Sr., 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, at office, this 12th of September, 2024.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027

Certificate of Authenticity

I, Nichole Sutton, 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 9/12/24.
Date

Nichole Sutton
Affiant Signature

9/18/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18 day of September, 2024.

Jameka Braden
Notary's Signature

My Commission Expires: **9/21/25**
Date

Notary's Seal (if on paper)

