This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-4217-AJ

Karen Johnson Davidson County
Batch# 1187825 DEEDWARR
09/30/2024 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20240930-0075683

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2024.

BRIDGETTE N SLOVER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 3/15/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Madison Leanne Garcia Sosa and Gehrard Garcia Sosa 3028 Casa Drive Nashville, TN 37214	First Bank 722 Columbia Avenue Franklin TN 37064	108 03 0 096.00

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/we, **Jeremiah Johnson, a married man, and James R. Johnson and Doris L Johnson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Madison Leanne Garcia Sosa and Gehrard Garcia Sosa, wife and husband**, hereinafter called the Grantee(s), his/her/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. 105B, ZONE LOT DIVISION, LOTS NOS. 42-48 AND 102-107, SECTION 5, on the plan of PATIO VILLA, as shown by plat and survey of record in Plat Book 5200, Page 633, as amended in Plat Book 5200, Page 686, in the Register's Office of Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeremiah Johnson, an unmarried man and James R. Johnson and Doris L. Johnson, husband and wife, tenants in common with expressed rights of survivorship, by Warranty Deed from Sandra Mae Reynolds, unmarried, of record in Instrument No. 20160613-0059327, in the Register's Office of Davidson County, Tennessee, dated June 03, 2016 and recorded on June 13, 2016. Gabriella Alvarez joins in this conveyance to transfer any and all interest she may have in the property whether marital or otherwise.

This is improved property located at: **3028 Casa Drive, Nashville, TN 37214**

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 26th day of September, 2024.

GRANTOR:

Jeremiah Johnson

James R. Johnson

Doris Johnson

Gabriella Alvarez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeremiah Johnson, James R. Johnson, and Doris Johnson, and Gabriella Alvarez, the within named bargainor(s), 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 26th day of September, 2024.

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires: 3-2-2027

202409300075683

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 9/26/24 (date of document).

Lynn F. Vaught
Affiant Signature

9/30/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30th day of September, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Bridgette N. Slover
Notary Signature

My Commission Expires: 03/15/2025