Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1193095
10/14/2024 09:14:24 AM
Fees: $13.00 Taxes: $1,517.00

Davidson County
DEEDWARR
2 pgs

20241014-0079261

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$410,000.00** (Four Hundred Ten Thousand).

AFFIANT

Subscribed to and sworn before me this 11th day of October, 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES:

MACKENZIE BALTZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
NOTARY SEAL

My Commission Expires
November 03, 2025

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Rodinald Raymond & France Theresias 4212 Sandstone Drive Antioch, TN 37013	New Owner	164-10-0A-046.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **AUDREY GAIL SHORES AND JHONES JOSE GONZALEZ, JR., WIFE AND HUSBAND,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RODINALD RAYMOND AND FRANCE THERESIAS, 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. 159 on the Plan of Village One, Summerfield of record in Plat at Instrument No. 20000211-0014170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Audrey Gail Shores and Jhones Jose Gonzalez Jr., wife and husband by Warranty Deed from George Yani, married of record in Instrument No. 20200428-0044141 Register's Office for Davidson County, Tennessee, dated April 27, 2020 and recorded on April 28, 2020.

Audrey Gail Shores executes this instrument as Attorney-in-Fact on behalf of Jhones Jose Gonzalez, Jr., pursuant to the Power of Attorney recorded in Instrument No. 20241014-0079260 **, Register's Office for Davidson County, Tennessee.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **4212 SANDSTONE DRIVE** **ANTIOCH, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2024097247

WITNESS, this 11th day of October, 2024

Audrey Gail Shores

Jhones Jose Gonzalez, Jr.

by _____ as his
By: Audrey Gail Shores, as his Attorney-in-Fact
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of October, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Audrey Gail Shores,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 11th day of October, 2024.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of October, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Audrey Gail Shores**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Jhones Jose Gonzalez,, Jr.,** and acknowledged that she executed that same as the free act and deed of the said **Jhones Jose Gonzalez,, Jr.**

WITNESS my hand and official seal this the 11th day of October, 2024.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY