This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1236457 DEEDWARR
02/12/2025 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20250212-0010565

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Actual consideration or value, whichever is greater is $389,900.00.

Janice Singleton
Affiant

Subscribed and sworn before me this the 10th day of February, 2025.

Sharon Atchley
Notary Public
My commission expires: 7/19/28

Sharon Atchley STATE OF TENNESSEE NOTARY PUBLIC Wilson County

WARRANTY DEED

Address of New Owner:
Luis A. Gomez Barbosa
409 Terry Pl.
Hermitage, TN 37076

Send Tax Bill to:
New Owner

Tax Information:
075-10-0 035.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL P. SPENCER AND ELIZABETH A. CULLEN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LUIS A. GOMEZ BARBOSA AND DAYLIN GONZALEZ DIAZ, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Hermitage Estates, as of record in Book 3300, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael P. Spencer by Quitclaim Deed dated 05/04/2017, from Melissa N. Spencer, of record in Instrument No. 20170508-0045686, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Michael Spencer, unmarried, by Warranty Deed dated 04/17/2007, from Matthew Gingerich and Jennifer Gingerich, husband and wife, of record in Instrument No. 20070423-0047992, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 409 Terry Pl., Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 10th day of February, 2025.

Michael P. Spencer

Elizabeth A. Cullen

STATE OF MI.
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael P. Spencer and Elizabeth A. Cullen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of February, 2025.

My commission expires: 04-05-2030

Notary Public

JEANETTE ALLEN REID
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires April 05, 2030
Acting in the County of Wayne

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 February 10, 2025.

John M. Lee, Attorney

Date: February 10, 2025

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 10th day of February 2025.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
8-31-2027