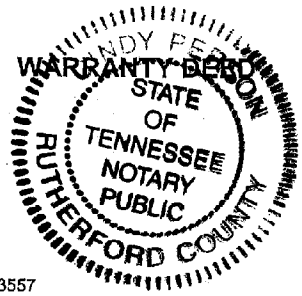
Karen Johnson Davidson County
Batch# 1258373 DEEDWARR
04/14/2025 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250414-0027786



T-WM-25-3557

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 4.19.2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Monica Gonzalez Rivera and Maria Gonzalez	CMG Mortgage	
(NAME) **3557 Lake Towne Drive**	(NAME) 3160 Crow Canyon Rd Suite 400	**150-11-0-252.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MONICA GONZALEZ RIVERA, AN UNMARRIED WOMAN, AND MARIA GONZALEZ, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 148, Lake Towne Park, Section One, of record in Plat Book 6250, Page 818, Register's Office for Davidson County, Tennessee, which Plat reference is hereby made for a more complete legal description of subject lot.

Being the same property conveyed to GGE LLC, a Tennessee Limited Liability Company by Warranty Deed from Deborah Sue Schmidt, single of record in Instrument No. 20250123-0005365 Register's Office for Davidson County, Tennessee, dated January 17, 2025 and recorded on January 23, 2025.

Further being the same property conveyed to Deborah Sue Schmidt by Quitclaim Deed from Bernard C. Schmidt III, as a Joint Tenant with right of Survivorship of record in Instrument No. 20240829-0066402 Register's Office for Davidson County, Tennessee, dated August 29, 2024 and recorded on August 29, 2024.

Further being the same property conveyed to Deborah Sue Schmidt and Bernard C Schmidt III, wife and husband, not as Tenants in Common, But as Joint Tenants with Full Rights of Survivorship, The Whole Estate to Vest in the survivor in the event of the Death of Either by Quitclaim Deed from Deborah Sue Schmidt a married woman, herein joined spouse Bernard C Schmidt III of record in Instrument No. 20120821-0074931 Register's Office for Davidson County, Tennessee, dated August 11, 2012 and recorded on August 21, 2012.

Further being the same property conveyed to Deborah Sue Schmidt by Quitclaim Deed from Bernard C Schmidt III of record in Instrument No. 20060214-0017698 Register's Office for Davidson County, Tennessee, dated January 02, 2006 and recorded on February 14, 2006.

Further being the same property conveyed to Bernard C Schmidt III, married by Warranty Deed from Jerry W. Hooper and wife, Dorothy Hooper of record in Instrument No. 20010328-0029604 Register's Office for Davidson County, Tennessee, dated March 26, 2001 and recorded on March 28, 2001.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 818, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6784, Page 334 and Book 7476, Page 643, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7593, Page 476 and Book 7593, Page 498, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 8657, Page 459, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3557 Lake Towne Drive, Antioch, Tennessee 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. 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/our hand(s) this the 10th DAY OF APRIL, 2025.

GGE, LLC, a Tennessee limited liability company

BY: _____
Logan Fletcher
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN FLETCHER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of GGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of April, 2025.

_____
Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 4-10-2025.

Affiant Signature

4-11-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 10 day of April, 2025.



(SEAL)

Notary Public

My Commission Expires: 4-19-2027