Karen Johnson Davidson County
Batch# 1268985 DEEDWARR
05/05/2025 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,181.41
20250505-0034877

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,300.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of May, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

2025-03-2704

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Adrian Parra Galindo 2707 Penn Meade Drive Nashville, TN 37214	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	Map/Parcel 052-13-0A-002.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carly Jo Gibson, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Adrian Parra Galindo, a single person**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2 on the Plan of Condominium Site Plan, Phase One, River Glen, Planned Unit Development of record in Plat Book 6900, Pages 650 and 651, amended in Book 6900, Page 671, 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 Carly Jo Gibson, a single woman by Warranty Deed from William F. Cockrill and wife, Anna-Lee G. Cockrill of record in Instrument No. 20201123-0137477 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on November 23, 2020.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 and subsequent years are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2707 Penn Meade Drive, Nashville, TN 37214.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 2 day May, 2025.

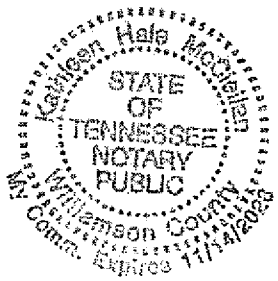
Carly Jo Gibson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2 day of May, 2025, before me personally appeared Carly Jo Gibson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2 day of May, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, AUBREY SEAVERS, 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 5/2/25 (date of document).

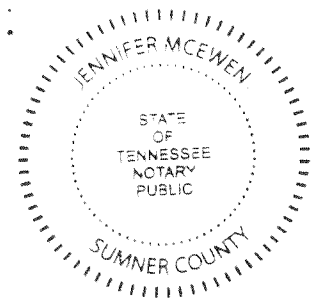
Affiant Signature

5/5/25
Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 5th day of May, 20 25.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

NOTARY'S SEAL