STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

Karen Johnson Davidson County
Batch# 1270300 DEEDWARR
05/07/2025 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250507-0035873

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2025.

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

Notary Public
MY COMMISSION EXPIRES:
File No. G25-23103

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mario H. Gonzalez		15-14-39
(NAME)	(NAME)	
7516 Gary Road	Same	
(STREET ADDRESS)	(STREET ADDRESS)	
Joelton TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **J. Brenda Spears, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mario H. Gonzalez, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 21 on the Plan of Section Two, Joelton Heights, of record in Plat Book 3700, page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ronald G Spears and J. Brenda Spears, husband and wife, as joint tenants by Deed dated May 15, 2006 from Jada D. Vaughn and Gary D. Beck, recorded May 25, 2006, in Instrument Number 20060525-0061385, Register's Office of Davidson County, Tennessee. The said Ronald G. Spears having since died on March 22, 2023, leaving title vested solely in Brenda Spears as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7516 Gary Road, Joelton, TN 37080.

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.

Witness my/our hand(s) this 6 day of May, 2025.

J. Brenda Spears

J. Brenda Spears

STATE OF Utah
COUNTY OF Salt Lake

On this 6 day of May, 2025, before me personally appeared J. Brenda Spears, 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 6 day of May, 2025.

Lori S Aikin

Notary Signature
My commission expires: 1/10/28

LORI S AIKIN
Notary Public - State of Utah
Comm. No. 734973
My Commission Expires on
Jan 10, 2028

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 5/6/25 (date of document).

Affiant Signature

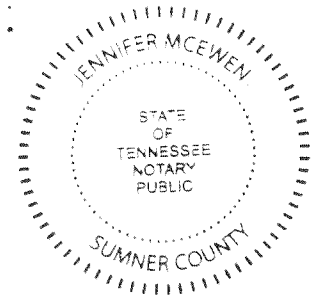
5/7/25

Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 7th day of May, 20 25.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

NOTARY'S SEAL