STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1277542 DEEDWARR
05/27/2025 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20250527-0041370

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

X Andres Encalada
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2025.

Lori Bevis
Notary Public
MY COMMISSION EXPIRES: 6/29/27
File No. G25-23354

LORI SUE BEVIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andres Encalada and Olga Encalada (NAME)	New Owner (NAME)	42-16-21
629 Gibson Dr (STREET ADDRESS)	629 Gibson Dr. (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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, **Juanita L. Cleveland, an unmarried woman, and Ronald E. Cleveland, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andres Encalada and Olga Encalada, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Part 2, Finnland Heights, as shown by plat of record in Book 1424, Page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ronald E. Cleveland and Juanita L. Cleveland, husband and wife by Deed dated February 25, 2010 from Glen E. Brower (a 50% interest) and Glen Brower, Scott Glen Brower, Shawn Nathaniel Brower and Susan Arnold, The Heirs of Stuart E. Brower (a 50% interest), recorded March 2, 2010, in Instrument Number 20100302-0015903, Register's Office of Davidson County, Tennessee. Ronald E. Cleveland and Juanita L. Cleveland having since divorced, per Marital Dissolution Agreement filed December 10, 2024, Case No. 23D-1568, Fourth Circuit Court for Davidson County.

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 104 Gibson Drive, Madison, TN 37115.

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 23rd day of May, 2025.

Juanita L. Cleveland

Juanita L. Cleveland

Ronald E. Cleveland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2025, before me personally appeared Juanita L. Cleveland and Ronald E. Cleveland, 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 23rd day of May, 2025.

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Lori Buie

Notary Signature
My commission expires: 6/29/27

PREPARED BY AND RETURN TO:

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

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 05/23/2025 (date of document).

Affiant Signature

05/23/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 23rd day of May, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202505270041370