WARRANTY DEED

Karen Johnson Davidson County
Batch# 1283653 DEEDWARR
06/10/2025 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20250610-0045382

T-GGE-25-1133-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-20-28 (AFFIX SEAL)

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Juan Montoya Diaz and Maria Dolores Ramirez	**New Owner**	
(NAME)	(NAME)	**043-15-0-204.00**
1133 Bubbling Well Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 **JUAN MONTOYA DIAZ AND MARIA DOLORES RAMIREZ, HUSBAND AND WIFE,** 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(s) 104, as shown on the map entitled Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Deborah F. Ross, unmarried by Warranty deed from Donald W. Schlenker Et Ux, Naomi F. Schlenker of record in Book 8922, page 926, Register's Office for Davidson County, Tennessee, dated March 25, 1993 and recorded on April 22, 1993.

Being a portion of the same property conveyed to Charles L. Ross II, an unmarried man by Quitclaim Deed from Ronald P. James and Deborah Faye James, as husband and wife of record in Instrument No. 20180702-0063664 Register's Office for Davidson County, Tennessee, dated June 28, 2018 and recorded on July 02, 2018.

Being the same property conveyed to GGE LLC, a Tennessee limited liability company by Warranty Deed from Charles L. Ross, II, a married man of record in Instrument No. 20250523-0040941 Register's Office for Davidson County, Tennessee, dated May 21, 2025 and recorded on May 23, 2025.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 227, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4280, Page 68, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Affidavit of Affixation for Manufactured or Mobile Home of record in Instrument Number 20250506-0035011 and Instrument No. 20250512-0037233, in the Register's Office for Davidson County, Tennessee.
- The Company assumes no liability hereunder for any adverse consequences resulting from the inadequate registration of the title to any mobile/manufactured home located on said land with the appropriate governmental entity, any perfected liens or security interests on said mobile/manufactured home except for those duly recorded in the Registers Office for Davidson County, Tennessee, or any taxes assessed as a result of any mobile/manufactured home so located.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1133 Bubbling Well Road, Madison, Tennessee 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 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 6th DAY OF JUNE, 2025.

GGE LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of GGE LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of June, 2025.

_____
Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/6/2025.

Affiant Signature

6/9/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY