Karen Johnson Davidson County
Batch # 1301906 DEEDWARR
07/24/2025 01 50 20 PM 3 pgs
Fees $18 00 Taxes $1,331 63
20250724-0058662

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $359,900.00

Affiant

Subscribed and sworn to before me This 23rd day of July, 2025.

Notary Public

JOSEPHINE REBECCA CLARK STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 1-24-2029

My Commission Expires:

Address New Owner as:	Tax Bill To:	Map / Parcel
Elihut A. Gomez Aguilar 3328 Oak Timber Drive Antioch, TN 37013	New Owner	15010018300

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Fesmire Investments, also known as Fesmire Investment Holdings, a Tennessee General Partnership** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Elihut ~~Eihut~~ **A. Gomez Aguilar, a married woman,** (the "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 71, Lake Towne Park, Section Two (2), recorded in Plat Book 6900, Page 111, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BP-25-3328

Being the same property conveyed to Fesmire Investments, by Final Decree Confirming Sale from Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20111109-0087566, Register's Office for Davidson County, Tennessee.

This is an improved real property commonly known as 3328 Oak Timber Drive, Antioch, TN 37013.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. All taxes, assessment, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. 2025 taxes, a lien not yet due and payable for Davidson County, Tennessee.
3. 2024 Davidson County property taxes show PAID in the amount $1,753.11 for Map/Parcel 15010018300
4. Covenants of record in Book 7030, Page 566, said Register's Office.
5. Subject to all matters on plat of record in Book 6900, Page 111, said Register's office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns, against lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 23rd day of July, 2025.

Grantor:

By: James Craig Fesmire **Date** 7/23/25
Title: Partner

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **James Craig Fesmire, Partner for Fesmire Investment Holdings, GP,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Partner** for Fesmire Investment Holdings, GP, and as such **Partner** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Fesmire Investment Holdings, GP,** the within named bargainor, and that he as such **Partner,** executed the foregoing instrument for the purpose therein contained, by signing the James Craig Fesmire for **Fesmire Investment Holdings, GP as Partner.**

WITNESS my hand and official seal at Nashville, Tennessee, this **23rd day of July, 2025.**

Josephine R. Clark
Notary Public

My Commission Expires: 1.24.29

