Karen Johnson Davidson County
Batch# 1415640 DEEDWARR
05/05/2026 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260505-0040231

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $285,000.00.

Affiant

Subscribed and sworn before me this the 30th day of April, 2026.

Notary Public
My commission expires: 3.20.28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Yvette Gonzalez 603 Colfax Dr. Nashville, TN 37214	New Owner	096-10-0 077.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BONNIE WEBB HESTER, UNMARREID, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to YVETTE GONZALEZ, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 234 on the plan of Cloverhill, Section No. V, of record in Plan Book 2133, Page 88, Register's Office for said County.

Said Lot No. 234 fronts 95.7 feet on the easterly margin of Colfax Drive and extends back 236.4 feet on the northerly line and 132.73 feet on the southerly line to a dead line in the rear, measuring 113.7 feet thereon.

Being the same property conveyed to Bonnie W. Hester by Deed from Bonnie W. Hester, who erroneously acquired title as Bonnie L. Hester, dated 9/10/2014 and recorded 9/16/2014 in Instrument No. 20140916-0084584, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Bonnie L. Hester by Deed from Alice M. Scott, dated 9/26/2001 and recorded 9/27/2001 in Instrument No. 20010927-0104838, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 603 Colfax Dr., 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

BWH

Witness my hand this the 30th day of April, 2026.

Bonnie Webb Hester
Signed with Stavvy

Bonnie Webb Hester

STATE OF Tennessee

COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bonnie Webb Hester, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2026.

My commission expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy

Notary Public

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

DocumentId:: 1079888

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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 true and exact copy of the original document executed and authenticated according to law on 4/30/26. (date of document).

Affiant Signature

5/5/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

