Karen Johnson Davidson County
Batch# 1421131 DEEDWARR
05/15/2026 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20260515-0043927

Name and Address of New Owner:
Brantley W. Ledbetter
333 East Trinity Lane
Nashville, TN 37207

Send Tax Bills To:
Brantley W. Ledbetter

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 071-08-0-079

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Willy J. Gomez, a married man and Michael Gomez, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brantley W. Ledbetter, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
All that certain Lot or Parcel of land situate in Davidson County, State of Tennessee, known and description as being the easterly 60 ft. of Lot No. 7 on the plat of J.B. Haynie' s Oriental Subdivision, as recorded in the Book 161, page 26 and 27, Register's Office for said county.

Said part of Lot No. 7 fronts 50 ft. on the northerly side of Trinity Lane, formerly Countess Street, and runs back between parallel lines, 143 1/2 ft. an alley.

Included in the above description, but excluded from this conveyance is the following:

Right of Way: Beginning at a point on the existing northerly right of way margin of Trinity Lane, said point bring the southeasterly corner of the Woodrow W. Crutcher, et ux property and being held in common with James G. Williams, et ux property, proceed along the existing northerly right of way margin of Trinity Lane with a curve to the left having a radius of 11484.16 feet, and a length of 50.06 feet, a back tangent bearing of N86 deg 39' 50" W to a point, said point being the southwesterly corner of the Woodrow W. Crutcher, et ux property and being held in common with James G. Williams, et ux property; thence along the westerly Woodrow W. Crutcher property boundary held in common with James G. Williams, et ux property NS deg 57' 34" E, 5.01 feet, to a point; thence leaving the westerly Woodrow W. Crutcher, et ux property boundary in an easterly direction with a curve to the right having a radius of 11489.16 feet, a back tangent bearing of S86 deg. 54' 44" E, and a length of 50.06 feet, to a point on the easterly Woodrow W. Crutcher, et ux property boundary held in common with James G. Williams, et ux property; thence along the easterly Woodrow W. Crutcher property boundary held in common with James G. Williams property S 5 deg. 57' 34"W, 5.01 feet, to the point of beginning, containing 250 square feet, more or less. This being subject to out-conveyance by deed to Metropolitan Government of Nashville of Davidson County, Tennessee, at Book 8296, page 424, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Willy J. Gomez, a married man and Michael Gomez, a married man, by Warranty Deed dated September 17, 2019 from Sinclair Wright, unmarried, recorded September 24, 2019 in Instrument No. 20190924-0097136 in the Register's office.

Grantors are married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of May, 2026.

_____(SEAL)
Michael Gomez

_____(SEAL)
Willy J. Gomez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2026, before me personally appeared Michael Gomez and Willy J Gomez, 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, this 13th day of May, 2026.

Notary Signature
My commission expires: 11.26.2028

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 11-26-2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $445,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 13th day of May, 2026.

Notary Public
My commission expires: 11.26.2028
File No. 2026-8912-MA

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 11-26-2028

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 5/13/26 (date of document)

Regina Sullo

Affiant Signature

5/14/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 14 day of May, 20 26

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY CO... 2026