WARRANTY DEED

Karen Johnson Davidson County
Batch# 1437999 DEEDWARR
06/25/2026 08:09:30 AM 4 pgs
Fees: $23.00 Taxes: $3,130.20
20260625-0057209

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $846,000.00.

Tracey Perry
Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2026.

Elizabeth Yerger
Notary Public

My commission expires: _____
(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Max J. Freeberg & Anna Lynn Crawford	New owners	**103-04-0-195.00**
4302 Nebraska Avenue		
Nashville, TN 3209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Francisco Gonzalez, an unmarried man, and Miguel Gonzalez, an unmarried man, joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Max J. Freeberg and Anna Lynn Crawford, 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. 1 of a Resubdivision of LOT 61 on the Plan of West End Annex, of record in Instrument No. 20001116-0113631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Francisco Gonzalez, an unmarried man and Miguel Gonzalez, an unmarried man, joint tenants with right of survivorship, by Warranty Deed dated June 15, 2021, from Michael Palmer, a married man, of record in Instrument No. 20210624-0086161, in the Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **All matters as shown on the Plat of record in Instrument No. 20001116-0113631, in said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenant for Detached Structure of record in Instrument No. 20050228-0021544, in said Register's Office.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is improved property, known as 4302 Nebraska Avenue, Nashville, TN 37209.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 23rd day of June, 2026.

Francisco Gonzalez

STATE OF COLORADO
COUNTY OF Denver

Personally appeared before me, a Notary Public of said County and State, Francisco Gonzalez, ~~an unmarried man~~, ~~and Miguel Gonzalez, an unmarried man~~ the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Denver, Colorado, this 23rd day of June, 2026.
(City)

Phil Shaw
Notary Public

My Commission Expires: 9/8/26

PHILLIP SHAW
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19924010823
MY COMMISSION EXPIRES SEPTEMBER 8, 2026

Miguel Gonzalez

STATE OF ARIZONIA
COUNTY OF Maricopa

Personally appeared before me, a Notary Public of said County and State, ~~Francisco Gonzalez, an unmarried man,~~ ~~and~~ Miguel Gonzalez, ~~an unmarried man~~ the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Phoenix, Arizonia, this 23rd day of June, 2026.
(City)

Notary Public

My Commission Expires: 2.6.28

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #661012
Expires 02/06/2028

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Tennessee Certification of Electronic Document

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 June 23, 2026.

Affiant Signature

June 24, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of June, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028