Karen Johnson Davidson County
Batch# 1450228 DEEDWARR
07/21/2026 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20260721-0066015

WARRANTY DEED

(SEAL)

ROSEMARY HOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 2026.

Notary Public
MY COMMISSION EXPIRES: 5/12/2030

File #26-DW-1608-A

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adison Emerick and Delaney Aleshire	New Owner	
(NAME)	(NAME)	**072 14 2D 001.00**
1608A Northview Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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,

JUAN C. GONZALEZ, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ADISON EMERICK, AND DELANEY ALESHIRE, 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 Unit A of NORTHVIEW ONE COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Northview One Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151118-0117035, as amended in 20160830-0090645, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Northview One Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151118-0117035, as amended in 20160830-0090645, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Juan C. Gonzalez, by Warranty Deed from Northview Pines, LLC, a Tennessee Limited Liability Company of record in Instrument No 20160706-0069233, in the Register's Office of Davidson County, Tennessee, dated June 30, 2016 and recorded on July 06, 2016.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHAS. U. COGGIN'S FIRST ADDITION TO NASHVILLE, as recorded in Plat Book 421, Page 33.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION PLAT OF LOT NO. 1 ON THE MAP OF CHAS. U. GOGGINS FIRST ADDITION TO NASHVILLE, as recorded in Instrument No. 20151112-0114791.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151118-0117035.
* Easement recorded in Instrument No. 20140114-0003779.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1608A Northview Avenue, Nashville, TN 37216**.

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 16th day of July, 2026.

Juan C. Gonzalez

Jessica Gonzalez

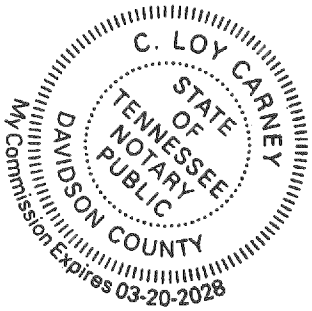
***JESSICA GONZALEZ**, spouse of **JUAN C. GONZALEZ**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **JESSICA GONZALEZ** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2026, before me personally appeared Juan C. Gonzalez, 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, at office, this 16th day of July, 2026.

Notary Signature
My commission expires:

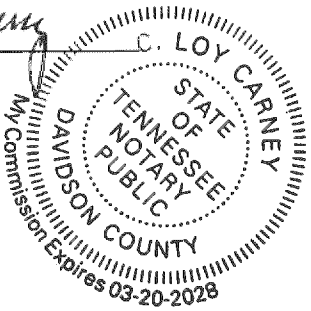


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2026, before me personally appeared Jessica Gonzalez, 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, at office, this 16th day of July, 2026.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Faith Lowe, 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 July 17th, 2026.

Custodian's Signature

07.17.26
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of July, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/12/30

ROSEMARY HOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY