Karen Johnson Davidson County
Batch# 1468705 DEEDWARR
09/04/2026 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20260904-0082334

Name and Address of New Owner:
Fallon McGinniss
3107 Richmond Drive
Nashville, TN 37207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 060-02-0-124

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, **David Portillo Gonzales**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Fallon McGinniss, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot 95 on the Plan of Parkwood Estates, Section 1, of Record in Book 2900, Page 120, Register's Office for Davidson County.

Said Lot 95 Fronts 85 feet on the Southerly Margin on Richmond Hill Drive and Runs Back Between Lines Measuring 111.2 feet on the Easterly side 158.5 feet on the Westerly side to a Dead Line in the Rear on which it measures 68.6 feet.

Being the same property conveyed to David Portillo Gonzalez by Warranty Deed from Fred L. Carter, unmarried dated March 5, 2026 and filed of record in Instrument No. 20260319-0022102 in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3107 Richmond Drive, Nashville, TN 37207

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 17th day of August, 2026.

_____(SEAL)
David Portillo Gonzales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2026, before me personally appeared David Portillo Gonzales, 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 17th day of August, 2026.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

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 $332,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 11.5.29

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/17/24 (date of document).

Connie Taylor
Affiant Signature

8/17/24
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

