WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 144562 DEEDWARR
09/24/2018 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20180924-0094566

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of September 2018

Notary Public

MY COMMISSION EXPIRES: 10/7/2019

(AFFIX SEAL)

BARBARA LUCCIOLA COKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd. , Ste. 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ernesto Capote and Mia Noel Carlson	Ernesto Capote and Mia Noel Carlson	061 07 0 202.00
(NAME)	(NAME)	
4301 Glynda Dr.	4301 Glynda Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ariana Homes, LLC, an Arizona Limited Liabaility Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ernesto Capote, married and Mia Noel Carlson, unmarried, as joint tenants with rights of survivorship**, 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:

Being Lot No. 19 on the Plan of Young-Dale Subdivision, of record in Plat Book 2330, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 72 feet on the westerly margin plan of Glynda Drive and runs back between lines 257.5 feet on the southerly line and 271.5 feet on the northerly line to a dead line in the rear, measuring 73.5 feet thereon.

Being the same property conveyed to Lawrence L. Rogers and wife, Joyce E. Rogers by Warranty Deed from Norma Clark Filson dated February 10, 1999 and recorded March 9, 1999 in Book 11374, Page 830, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Trey Cain Trustee of The 4301 Glynda Drive Trust by Warranty Deed from Lawrence Rogers dated January 16, 2017 and recorded January 19, 2017 as Instrument No. 20170119-0005768, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ariana Homes, LLC by Warranty Deed from Amanda Dean, Successor Trustee of The 4301 Glynda Drive Trust dated March 16, 2017 and recorded March 23, 2017 as Instrument No. 20170323-0028396, in said Register's Office for Davidson County, Tennessee.

File Number: BEL-187129FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4301 Glynda Dr., 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 17th day of September 2019

Ariana Homes, LLC, an Arizona Limited Liability Company

BY: _____
Johna Elgie
Representative

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ariana Homes, LLC, an Arizona Limited Liability Company, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Johna Elgie

Witness my hand and official seal, this the 17th of September, 2018.

_____
Notary Public

My Commission Expires: 10/4/2019

(SEAL)

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: BEL-187129FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019