Karen Johnson Davidson County
Batch# 185281 DEEDWARR
01/17/2019 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20190117-0005179

WARRANTY DEED

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

O-GHC-18-828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/21/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Isabel Ramirez Quintas and Evaristo Santos Ruiz	← New Owner	
(NAME) **828 Reischa Court**	(NAME) ←	**133-08-0-083.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) ←	
(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, **GREEN HILLS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISABEL RAMIREZ QUINTAS AND EVARISTO SANTOS RUIZ, MARRIED,** 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 Lot No. 78 on the Plan of Addition to Greenwood Hills, Section Three of record in Book 5200, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald R. Johnson and wife, Brenda G. Johnson by Warranty Deed from Fox Ridge Homes, Inc. of record in Book 6002, Page 713, Register's Office for Davidson County, Tennessee, dated January 28, 1983 and recorded on February 04, 1983. (Value or consideration shown in aforementioned deed $45,000.00.).

Being the same property conveyed to Brenda G. Johnson by Quitclaim Deed from Ronald R. Johnson of record in Book 7449, Page 905, Register's Office for Davidson County, Tennessee, dated December 22, 1987 and recorded on January 15, 1988. (Value or consideration shown in aforementioned deed $0.00.) Being also known as 828 Reischa Court, Nashville, Tennessee 37211.

Being the same property conveyed to Green Hills Construction, LLC by Warranty deed from Brenda G. Johnson, a single woman of record in Instrument No. 20181107-0110497 Register's Office for Davidson County, Tennessee, dated November 02, 2018 and recorded on November 07, 2018. (Value of consideration shown in aforementioned deed $130,000.00.) Being also known as 828 Reisha Ct. Nashville, Tennessee 37211.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 33, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 5259, Page 933, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **828 Reischa Court, Nashville, Tennessee 37211**.

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 17th DAY OF JANUARY, 2019.

Green Hills Construction, LLC

BY: _____
Randy Tobitt
Member

BY: _____
Misty Tobitt
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDY TOBITT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GREEN HILLS CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of January, 2019.

_____
Notary Public
My Commission Expires: 03/03/2020
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MISTY TOBITT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GREEN HILLS CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of January, 2019.

_____
Notary Public
My Commission Expires: 03/03/2020
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston 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: 03/01/2022

Notary's Seal:

