NEW OWNER:
Jose Rodriguez Mejia
4832 Torbay Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

MAP & PARCEL
147-08-0-101.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-76

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 199937 DEEDWARR
02/27/2019 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20190227-0017849

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS ($235,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HES Investment, LLC, a Tennessee Limited Liability Company** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Jose Rodriguez Mejia, single man** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Section Two, Beverly Heights Subdivision of record in Plat Book 2331, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 42, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2401, Page 391 and Book 2440, Page 199, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, regligion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) related to handicap but does not discriminate against handicapped persons.

Being the same property conveyed to HES Investment, LLC, a Tennessee Limited Liability Company by Warranty deed from James E. Woodard of record in Instrument No. 20180524-0049875 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on May 24, 2018.

Being also known as 4832 Torbay Drive Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 26 day of **February, 2019**.

HES Investment, LLC

Eid Girgis
by Eid Girgis, Member

Hanna Hanna
by Hanna Hanna, Member

SALAH ANIS
by Salah Anis, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Eid Girgis, Hanna Hanna, and Salah Anis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are the members of HES Investment LLC, a Tennessee Limited Liability Company, and as such authorized officers, being given the authority to do so, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26 day of **February, 2019**.

Hunter B. Thrasher
NOTARY PUBLIC

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10-26-21

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The actual consideration or value, whichever is greater, for this transfer is $ **235,000.00**.

Jose Rodriguez Mejia
AFFIANT

Sworn to and subscribed to before me this 26th day of **February, 2019**.

NOTARY PUBLIC

My commission expires: 9/25/19
State of Tennessee
County of Davidson

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019