This Instrument prepared by:
Haven Title LLC
3249 W Cypress St, Suite C,
Tampa, FL 33607
RETURN TO:
Eduardo Altamirano and Suki Erin Michele Mulberg
136 Hicks Street
apt 3A
Brooklyn, NY 11201

Karen Johnson Davidson County
Batch# 221391 DEEDWARR
04/24/2019 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20190424-0037619

WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of April 2019 by and between Investor Nation, LLC, ("Grantor"), and Eduardo Altamirano and Suki Erin Michele Mulberg, Husband and wife ("Grantee")

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson State of TN

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
BEING THE EASTERLY HALF OF LOT 34, BELMONT LAND CO.'S PLAN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 34, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.
SAID PART OF LOT 34 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ASHWOOD AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.
Being the same property conveyed to Investor Nation, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Brandon Mark Driver and Brigitte Nicole Brantley and Kristie Dawn Driver and Tunde Marcus Owoyemi of record under Instrument No. 20180521-0048517, Register's Office for Davidson County, Tennessee, dated May 17, 2018 and recorded on May 21, 2018.
Being also known as 1509 Ashwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, their successors, heirs and assigns, in fee simple forever. The Grantor of the first part does hereby covenant with the Grantee that Grantor is/are lawfully seized in fee of the afore described real estate; that Grantor has/have a good right to sell and convey the same; that the same is unencumbered, except for:

2019 Davidson county Taxes for parcel ID no. 104-16-0-346 not yet due and payable.; Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plat of Belmont Land Co.'s Plan recorded in Plat Book 421, Page 34, of Official Records.

And that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor effective this 19th day of April 2019

Investor Nation, LLC

By: Stephen Green, Manager

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me this 19th day of April, 2019 by Stephen Green Manager of Investor Nation, LLC, a TN Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: ✓
OR Produced Identification: _____

Type of Identification Produced: Drivers License

My commission expires:
3/7/23

CHLOE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

STATE OF FL
COUNTY OF Hillsborough

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $840,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bonnie Smith
Affiant

Subscribed and sworn to before me this the 19th day of April, 2019.

Notary Public

KRISTI L. SERENO
MY COMMISSION # GG 301399
EXPIRES: April 12, 2023
Bonded Thru Notary Public Underwriters

My commission expires:

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:
1509 Ashwood Avenue
Nashville, TN 37212

MAIL TAX NOTICES TO:
Eduardo Altamirano and Suki Erin Michele Mulberg
136 Hicks Street
apt 3A
Brooklyn, NY 11201

NAME AND ADDRESS OF PROPERTY OWNERS:
Eduardo Altamirano and Suki Erin Michele Mulberg
136 Hicks Street
apt 3A
Brooklyn, NY 11201

TAX PARCEL NO.: 104-16-0-346

I, Kristi Sereno, 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.

State of FL

County of Hillsborough

Personally appeared before me, Stephan Fanning, a notary public for this county and state, (name of person making certification) 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: _____

Notary's Seal (If on paper)

STEPHAN FANNING
MY COMMISSION # GG 141497
EXPIRES: September 6, 2021
Bonded Thru Notary Public Underwriters