Name and Address of New Owner
and Send Tax Bills To:
Rylan Goldstein Marsh and 1 Digit Nashville, LLC
648 Flintlock Ct
Nashville TN 37217

Karen Johnson Davidson County
Batch# 223713 DEEDWARR
04/30/2019 09:49:30 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20190430-0039736

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 135-16-0B-083.00-C

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, **William Quintanilla and Karen Quintanilla, husband and wife**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Rylan Goldstein Marsh, an unmarried woman, and 1 Digit Nashville, LLC, a Limited Liability Company, as tenants in common with right of survivorship,** "the Grantees" the following described real estate in Davidson County, Tennessee:

All certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 83 on the Plan of Woodbridge at Nashboro Village, of record in Instrument 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Quintanilla and wife, Karen Quintanilla by Warranty Deed from Barry T. Fox and wife, Patricia P. Fox, dated August 31, 2015 and recorded September 9, 2015 in Instrument No. 20150909-0091743, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have 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 29th day of April, 2019.

William Quintanilla

Karen Quintanilla

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2019, before me personally appeared William Quintanilla and Karen Quintanilla, 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 (or person's) free act and deed.

Witness my hand, at office, this 29th day of April, 2019.

Notary Signature
My commission expires:

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 29th day of April, 2019.

Notary Public 1-24-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY