WARRANTY DEED

Karen Johnson Davidson County
Batch# 230087 **DEEDWARR**
05/15/2019 09:33:34 AM 2 pgs
Fees: $13.00 Taxes: $788.10

20190515-0045680

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023

STATE OF TENNESSEE
COUNTY OF SHELBY__

Valuation Affidavit: I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ **213,000.00** , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-14-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

RETURN TO
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd., Suite 115
Memphis, Tennessee 38120
RT No. 19110193
FNTG 7554254

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Property Owner 9, LLC	Property Owner 9, LLC	182 06 0A 149.00
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(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, **Eulogio D. Colocia**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Property Owner 9, LLC, a Delaware Limited Liability Company**, 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:

*unmarried

Land in Davidson County, Tennessee, being all of Lot No. 146, on the Final Plat, Old Hickory Hills, Phase Two-Section Two, as shown by plat appearing of record in Instrument No. 20040122-0008453, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

File Number: MFR-1902957SSO

Being the same property conveyed to Maria Landa and husband, Eulogio D. Colocia by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company dated October 18, 2004 and recorded November 11, 2004 as Instrument No. 20041111-0135857, in said Register's Office for Davidson County, Tennessee.

Maria Landa died on or about August 18, 2017 survived by and having been continuous married to Eulogio D. Colocia
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 8032 Maggie Ct., Antioch, TN 37013

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, 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 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 10th day of May, 2019

Eulogio D. Colocia

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Eulogio D. Colocia, 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.

Witness my hand and official seal, this the 10th of May, 2019.

Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

File Number: MFR-1902957SSO