Name and Address of New Owner:
Marcelo Lemus Menjivar
5751 Cane Ridge Rd.
Antioch, TN j37013-5323

Send Tax Bills To:
New owner

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 148-16-0-050

Karen Johnson Davidson County
Batch# 240698 DEEDWARR
06/07/2019 04:01:30 PM 4 pgs
Fees: $23.00 Taxes: $333.00
20190607-0054959

# 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, **Reyes Construction, Inc., a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marcelo Lemus HVAC, Inc., a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being a part of Lot No. 3 on the Plan of the divisions of lands of J.G. Rieves, deceased, as of record in Plan Book 3, Page 17, of the Chancery Court, and described as follows:
>
> BEGINNING at an iron pin located at the Southwest intersection of the margin of Reeves Road and the NC. & St. L. Railroad, running thence the following courses and distances;
>
> 1. South 34° East along the westerly margin ofthe N.C. & L. Railroad 51.1 feet to an iron pin; thence,
>
> 2. South 60° West for a distance of 136 feet to an iron pin located in the original West line of Lot No. 3A; thence,
>
> 3. Along the original West line of Lot No. 3A, North 32° 15 feet West for a distance of 146.7 feet to an iron pin located in the South margin of Reeves Road; thence,
>
> 4. Along the South margin of Reeves Road South 86° East for a distance of 166.5 feet to an iron pin and the point of BEGINNING.

ALL in accordance with a survey and plat by Hickerson-Miller dated April 23, 1959.

BEING the same property conveyed to William Kinnard and wife, Lolita Kinnard, by Warranty Deed dated July 26, 1991, from Leslie E. Smith, of record in Book 8412, Page 57, Register's Office for Davidson County, Tennessee. Said interest is now vested in Lolita Kinnard as surviving tenant by the entirety, the said William Kinnard having died March 14, 2009.

Further, being the same property conveyed to Lolita Kinnard, unmarried, 99% undivided interest, and William Glen Kinnard, unmarried, 1% undivided interest, as joint tenants with right of survivorship, by deed from Jennifer L. Johnson, Trustee, of record in Instrument Number 20090413-0032687, Register's Office for Davidson County, Tennessee, dated April 9, 2009 and recorded April 13, 2009.

Further, being the same property conveyed to Reyes Constructions, Inc., a Tennessee Corporation, by Warranty Deed from Lolita Kinnard, an unmarried woman and William Glen Kinnard, an unmarried man, as joint tenants with right of survivorship, of record in Instrument No. 20190328-0027891, Register's Office for Davidson County Tennessee, dated March 27, 2019 and recorded March 28, 2019.

This is improved property known as 4801 Goodwin Rd., Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR 2019 AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

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

Grantor covenants that it is lawfully seized and possessed of said real estate, has 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 30th day of May, 2019.

Reyes Construction, Inc., a Tennessee Corporation

By: Deanna Reyes

Deanna Reyes, Vice President/Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Steven P. Disser, of the state and county mentioned, personally appeared Deanna Reyes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President/Secretary of Reyes Construction, Inc., the within named bargainor, a Corporation, and that such Deanna Reyes as such Vice President/Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Vice President/Secretary.

Witness my hand and seal, at office in Madison, Tennessee this 30th day of May, 2019.

Notary Signature

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Printed Name: Steven P. Disser

My commission expires: 3/8/21

**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 $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Sworn to and subscribed before me this
30th day of May, 2019.

Notary Public
My commission expires: 3/8/21
File No. 2019-278

## Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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.

*Signature*

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
*Notary's Name*

state, Steven Disser, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

*Notary Signature*

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL

DAVIDSON COUNTY SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).