WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$269,900.00~~ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 2-23-21
(AFFIX SEAL)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

Y-KW-19-3064

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Alejandra Carmenate and Raciel Carmenate	**Alejandra Carmenate and Raciel Carmenate**	
(NAME) **3064 Anderson Rd**	(NAME) **3064 Anderson Rd**	**150-06-0-062.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Nashville, TN 37217**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRADY'S INFINITE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEJANDRA CARMENATE AND RACIEL CARMENATE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being a single unnumbered lot unknown as Culver Parte as shown on the plan of record in Book 4715, Page 76, Register's Office for Davidson County, Tennessee.

Said Lot fronts 159.24 feet along Anderson Road and extends back 187.54 feet along the West line and 244.53 feet along the East line to the rear line, measuring 179.62 feet thereon.

Being the same property conveyed to Brady's Infinite Solutions, LLC, a Tennessee limited liability company by Warranty deed from Freda J. Moody, an unmarried woman of record in Instrument No. 20180627-0061940 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on June 27, 2018.

This conveyance is subject to:
- Taxes for the year 2019 not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4715, Page 76, Register's Office for Davidson County, Tennessee.
- Easement to Columbia Gulf Transmission Company of record in Book 4550, Page 876, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3064 Anderson Rd, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 262694 DEEDWARR
07/26/2019 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20190726-0073860

Witness my/our hand(s) this the 25 DAY OF JULY, 2019.

Brady's Infinite Solutions, LLC, a Tennessee limited liability company

BY: _____
Steven Brady
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Brady, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Sole Member of Brady's Infinite Solutions, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of July, 2019.

_____
Notary Public

My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

