WARRANTY DEED

Karen Johnson Davidson County
Batch# 273673 DEEDWARR
08/20/2019 08:50:46 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20190820-0083196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF August 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yafa, LLC	New Owner	
(NAME)	(NAME)	
1048 Singing Springs Rd.		81-8-56
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DIGNITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YAFA, LLC, A TENNESSEE LIMITED LIBILITY 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:

Land in Davidson County, Tennessee being the Northerly 10 feet of Lot Number 610 and the Southerly 40 feet of Lot Number 612 on the Plan of North Nashville Real Estate's Plan of Lots, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Said parts of said lots adjoin and front together 50 feet on the West side of Delta Avenue and run back between parallel lines 168 feet more or less to an alley.

Being the same property conveyed from Miguel Arredondo-Lopez and Ana Libia Martinez Castro, husband and wife by Warranty Deed to Dignity, LLC, a Tennessee limited liability company, recorded on the 8th day of August, 2019 of record in Instrument No. 20190808-0078831, said register's office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1921 Delta Ave., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 19 day of August, 2019

DIGNITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: MAYA ENTERPRISES, LLC, MEMBER OF DIGNITY, LLC

BY: _____

SEMIH GULERTIP, MEMBER MANAGER OF MAYA ENTERPRISES, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Semih Gulertip, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Manager of Maya Enterprises, LLC, Manager of Dignity, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager of Maya Enterprises, LLC, Manager of Dignity, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager of Maya Enterprises, LLC, Manager of Dignity, LLC.

Witness my hand and official seal this 19 day of August, 2019.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

_____
Notary Public