Karen Johnson Davidson County
Batch# 290609 DEEDWARR
09/24/2019 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $429.20
20190924-0097074

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2414

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of September, 2019

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
New Venture Homes, LLC 1181 Cleveland Hall Blvd. Old Hickory, TN 37138	NEW OWNER	064-13-0-058

WARRANTY DEED

FOR AND IN 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, I/WE,

Sinachi LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

New Venture Homes, LLC

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 Lot No. 5 of Block 2 on the Plan of Berryville, W.A. Bryan's Subdivision of the Berry Tract of record in Plat Book 421, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 fronts 50 feet on the Easterly side of Hadley Bend Road and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Fermin Robles, married by Warranty deed from Patricia R. Carter, married of record in Instrument No. 20040819-0100246 Register's Office for Davidson County, Tennessee, dated August 13, 2004 and recorded on August 19, 2004.

Being the same property conveyed to SiNachi LLC by Warranty deed from Fermin Robles, married of record in Instrument No. 20190716-0069535 Register's Office for Davidson County, Tennessee, dated July 12, 2019 and recorded on July 16, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4350 Old Hickory Boulevard, Old Hickory, TN 37138

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of September, 2019.

Sinachi LLC Cordelia Nwozo

By: Cordelia Nwozo, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Cordelia Nwozo, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged herself to be the Member of Sinachi LLC, and that she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of September, 2019.

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 25, 2022
(Notary Seal)

Notary Public
My Commission Expires: October 25, 2022

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)