Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON
Karen Johnson Davidson County Batch# 301015 DEEDWARR 10/15/2019 02:42:50 PM 2 pgs Fees: $13.00 Taxes: $1,916.32 20191015-0105660	The actual consideration or value, whichever is greater, for this transfer is $517,924.00. Affiant Subscribed and sworn to before me, this the 27th day of September, 2019. Notary Public My commission expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR-19-11341

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Luis Marcel Dios Jorge Dios	newowner	072-14-1R-001.00-CO
1134A Cahal Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, ***MINDFUL HOME SOLUTIONS, LLC, A NEVADA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUIS MARCEL DIOS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. A, on the Plan of 1134 Cahal Avenue Residences, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1134 Cahal Avenue Residences, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190116-0004585, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to DaRell L. Meyer and wife, Anell Meyer by Installment deed from Clarence E. Allen and wife, Dorothy Allen of record in Book 4774, page 81, Register's Office for Davidson County, Tennessee, dated December 17, 1973 and recorded on December 19, 1973.

The Said DaRell L. Meyer Deceased. Last Will and Testament recorded on January 31, 1995 and Recorded in Book 9582, Page 609 and Affidavit of Heirship Recorded on November 06, 2018 and Recorded in Instrument No. 20181106-0110095.

Being a portion of the same property conveyed to Mindful Home Solutions, LLC by Warranty deed from Anell Meyer of record in Instrument No. 20181105-0109393 Register's Office for Davidson County, Tennessee, dated October 30, 2018 and recorded on November 05, 2018.

Being a portion of the same property conveyed to Mindful Home Solutions, LLC by Quitclaim deed from Mindful Home Solutions, LLC of record in Instrument No. 20181120-0114308 Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 20, 2018.

*This property is not now nor has it ever been the principal residence of the Grantor.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1134A Cahal Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of September, 2019.

Mindful Home Solutions, LLC, a Nevada Limited Liability Company

By: _____
Kelley Mayo, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelley Mayo, Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Mindful Home Solutions, LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 27th day of September, 2019.

_____
Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021