WARRANTY DEED

Karen Johnson Davidson County
Batch# 301936 DEEDWARR
10/17/2019 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $762.20
20191017-0106263

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Kelsey Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2019

Amy T. Nelson
Notary Public

MY COMMISSION EXPIRES: 11/18/2019

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN AMY T NELSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodrigo Alanis Alejandra Gonzales	Rodrigo Alanis	P/O 07211048700
(NAME) 1510 Andy Street	(NAME) 201 Trimble Ct	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Twin Team LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rodrigo Alanis and Alejandra Gonzales, husband and wife,** 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:

Being Unit 1510 of the The Cottages at 1508 and 1510 Andy Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Cottages at 1508 and 1510 Andy Street, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-103(b) of record as Instrument No. 20191001-0099971, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at 1508 and 1510 Andy Street, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20191001-0099971, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to The Twin Team, LLC a Tennessee Limited Liability Company, by Quitclaim Deed from Jeremy Bockman, unmarried, dated November 28, 2016, of record in Instrument No. 20161129-0125027, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1510 Andy Street, Nashville, TN 37216
(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/our hands this 15th day of October, 2019.

The Twin Team, LLC a Tennessee Limited Liability Company

By: _____
Jeremy Bockman, MEMBER

State of Tennessee
County of Davidson

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Jeremy Bockman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the MEMBER of The Twin Team, LLC and that he as such MEMBER executed the foregoing instrument for the purposes therein contained, by signing the name of The Twin Team, LLC by himself as MEMBER.

WITNESS my hand and seal this 15th day of October, 2019.

_____
Notary Public
My Commission Expires: _____

File No.: 14220

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

