Prepared by and return to:
Stevie Friesth, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 308159 DEEDWARR
10/30/2019 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20191030-0111291

WARRANTY DEED

Effective as of **October 17, 2019,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the **Estate of Juan Jose Rodriguez-Moscoso a/k/a Juan Rodriquez,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **MUPR 3 ASSETS, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Lot 115, Section Two-A, Hunter's Branch Planned Unit Development, as shown on plat of record in Plat Book 6250, Page 819 and amended in Book 6815, Page 77, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor, by deed of record in Instrument No. **2002079-0082613** in the Register's Office of **Davidson County**, Tennessee. Juan Jose Rodriguez-Moscoso died on March 24, 2019. On October 6, 2019, the Seventh Circuit Court for Davidson County, Tennessee appointed Patricia Paternina as Administrator and personal representative of the Estate of Juan Jose Rodriguez-Moscoso and ordered the sale of the real property by Order on Motion to Approve Purchase and Sale Agreement, Case No. 18P851.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Book 6250, Page 819, amended at Book 6815, Page 177; declaration of covenants, conditions and restrictions recorded at Book 6601, Page 7, Book 6632, Page 425, Book 8923, Page 318, Book 6632, Page 429; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2019 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Davidson County, State of Tennessee on this 17th day of October, 2019.

Estate of Juan Jose Rodriguez-Moscoso a/k/a Juan Rodriguez

Patricia Paternina

Patricia Paternina, as Administrator

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Patricia Paternina, as Administrator of the Estate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 17th day of October, 2019.

CHARLES MICHAEL ROBINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 12-7-2020

Notary Public

My Commission Expires:

12-7-20

New Owner Name and Address to:
MUPR 3 ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Property Address:
1617 Hunters Branch Rd.
Antioch, TN 37013

a/k/a
5701 Collinwood Ct.
Antioch, TN 37013

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 03, 2021

Mail Tax Bills to:
MUPR 3 ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Parcel I.D. Numbers: 17208 0A 115.00

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is ~~$235,000.00~~

AFFIANT

Subscribed and sworn to before me this 18th day of October, 2019.

NOTARY PUBLIC

Commission expires: July 3, 2021

I, Stevie Friesth, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Stevie Friesth, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

