WARRANTY DEED

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Y-CR-19-1212B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 2-15-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wilson L. Enciso Patino and Luz Nidia Gonzalez De Enciso	New Owner	
(NAME) **1212 B Keller Avenue**	(NAME)	**072-10-2F-002.00-CO**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **QUALITY 2, LLC, (FKA QUALITY, LLC) A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILSON L. ENCISO PATINO AND LUZ NIDIA GONZALEZ DE ENCISO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. B, 1212 Keller Avenue Residences, as shown on the Declaration of Covenants, Conditions and Restrictions for 1212 Keller Avenue Residences, a Horizontal Property Regime With Private Elements of record in Instrument No. 20171114-0116954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Quality, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Precision Property Restoration, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191104-0113166, Register's Office for Davidson County, Tennessee, dated October 24, 2019 and recorded November 4, 2019. Being also known as 1212 B Keller Avenue B Nashville, Tennessee 37216.

Quality, LLC is now known as Quality 2, LLC

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 86, and Instrument No. 20170816-0084232 Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20171114-0116954, Register's Office for Davidson County, Tennessee.
- Agreement for Shared Driveway of record in Instrument Number 20171114-0116964, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20171122-0119868, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1212 B Keller Avenue, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 366218

Karen Johnson Davidson County
Batch# 317872 DEEDWARR
11/20/2019 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20191120-0119996

Witness my/our hand(s) this the 20th DAY OF NOVEMBER, 2019.

Quality 2, LLC

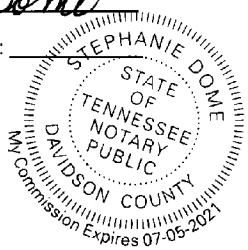
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of QUALITY 2, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of November, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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