Karen Johnson Davidson County
Batch# 359001 DEEDWARR
02/18/2020 08:59:31 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20200218-0017568

WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

W-SB-VRES-20-3814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(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)
Axel Grothey and Monika Schmidt	New Owner	
(NAME)	(NAME)	**116-08-0-122.00**
3814 Auburn Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **UNLIMITED HOMES GROUP, INC. A FLORIDA CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AXEL GROTHEY, A SINGLE MAN, AND MONIKA SCHMIDT, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 Lot No. 15 of Block C on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, 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. 15 fronts 85.5 feet on the Northerly margin of auburn Lane and extends back 220.1 feet on the Easterly line and 251 feet on the Westerly line, to the Southerly line of Lot No. 7, measuring 75.6 feet thereon.

Being the same property conveyed to Unlimited Homes Group, Inc. a Florida Corporation by Warranty Deed from Robert Stokes, Substitute Trustee of the Mary Luctretia Edward Stokes Testamentary Family Trust of record in Instrument No. 20181228-0125782 Register's Office for Davidson County, Tennessee, dated December 21, 2018 and recorded on December 28, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee.
- Easement(s) granted to Sewer easement of record in Book 3956, Page 993, Register's Office for said County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3814 Auburn Lane, Nashville, Tennessee 37215**.

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.

Witness my/our hand(s) this the 13th DAY OF FEBRUARY, 2020.

Unlimited Homes Group, Inc. a Florida Corporation

BY:_____
Carlos A. Perez
Director

BY:_____
Hilda M. Perez
Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLOS A. PEREZ, 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 DIRECTOR of UNLIMITED HOMES GROUP, INC. A FLORIDA CORPORATION the within named bargainor, a limited liability company, and that he/she as such DIRECTOR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of February, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HILDA M. PEREZ, 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 DIRECTOR of UNLIMITED HOMES GROUP, INC. A FLORIDA CORPORATION the within named bargainor, a limited liability company, and that he/she as such DIRECTOR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of February, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 13th DAY OF FEBRUARY, 2020.

Unlimited Homes Group, Inc. a Florida Corporation

BY:_____
Carlos A. Perez
Director

BY:_____
Hilda M. Perez
Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLOS A. PEREZ, 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 DIRECTOR of UNLIMITED HOMES GROUP, INC. A FLORIDA CORPORATION the within named bargainor, a limited liability company, and that he/she as such DIRECTOR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of February, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HILDA M. PEREZ, 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 DIRECTOR of UNLIMITED HOMES GROUP, INC. A FLORIDA CORPORATION the within named bargainor, a limited liability company, and that he/she as such DIRECTOR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of February, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ZENAIDA GONZALEZ VICENS
MY COMMISSION # GG 920739
EXPIRES: October 8, 2023
Bonded Thru Notary Public Underwriters

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212