Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., #801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 382724 DEEDWARR
04/07/2020 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200407-0036739

WARRANTY DEED

Effective as of **April 3, 2020,** 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, **Jose De Jesus Ojeda, married,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **JEFF 1, 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:

Land in Davidson County, Tennessee, being Lot No. 486 on the Plan of Section Five, Towne Village of the Country, of record in Plat Book 6250, Page 783 & 784, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 486 fronts 66.00 feet on the Northerly margin of Country Way Road and Extends back 161.49 feet on the Westerly line and 90.00 feet on the Easterly line to a Diagonal line in the rear, measuring 97.29 feet thereon.

This real property being all or part of the property conveyed to Grantor by Special Warranty Claim Deed of record at **Instrument Number 20130503-0044929** in the Register's Office of **Davidson County**, Tennessee. Grantor's wife, Martha Elena Ojeda, joins in the execution of this instrument for the sole purpose of relinquishing all right, title and interest that she has in the property by virtue of his marriage to Grantor, but does not join in the warranties contained herein.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 6250, Page 783 & 784; Easements of record at 200060222-0020713; all of record in the Register's Office of **Davidson County**, Tennessee; and **2020 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.

IN WITNESS the Grantor's hand in Davidson County, State of Tennessee on this 3rd day of April, 2020.

GRANTORS:

Jose de Jesus Ojeda
Jose De Jesus Ojeda

Martha Elena Ojeda

STATE OF TN
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Jose De Jesus Ojeda and Martha Elena Ojeda,** 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 Davidson **County**, State of Tennessee this 3rd day of April 2020.

ISIS A KOPEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires September 20, 2022

Notary Public

My Commission Expires:

9-20-2022

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 3524 Country Way Road, Antioch, TN 37013 Mail tax bills to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 150 08 0 074.00	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 $230,000.00. Paula C. Wu AFFIANT Subscribed and sworn to before me this 3 day of April, 2020. NOTARY PUBLIC Commission expires: 9/20/21

KAREN MIEHE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-20-2021

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, Cassandra Tucker, 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: 3/13/22

Notary's Seal (If on paper)