Karen Johnson Davidson County
Batch# 412534 DEEDWARR
06/09/2020 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,932.25
20200609-0059320

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $792,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/2022 (AFFIX SEAL)

DANIEL L. WISCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-AH-20-3311

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)
Carlos Querubin Aro	**Cardinal Financial Company, LP**	
(NAME)	(NAME)	
3311 Park Ave	**3701 Arco Corporate Drive, Ste 200**	**092-13-0-177.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Charlotte, NC 28273**	
(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, **JMR INVESTMENTS 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 **CARLOS QUERUBIN ARO, AN UNMARRIED MAN,** 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. 76 on the Plan of Hortense Place of record in Plat Book 161, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Darryl Bennett, unmarried by Warranty deed from Wilson Enterprises Inc., a Tennessee Corporation of record in Book 11763, page 362, Register's Office for Davidson County, Tennessee, dated November 30, 1999 and recorded on December 01, 1999.

Being the same property conveyed to Renaissance Residential Properties, a Tennessee Corporation by Quitclaim deed from Darryl Bennett, not married of record in Instrument No. 20050328-00324490 Register's Office for Davidson County, Tennessee, dated March 28, 2005 and recorded on May 28, 2005.

Being the same property conveyed to Darryl Bennett, unmarried by Quitclaim deed from Renaissance Residential Properties of record in Instrument No. 20050523-0057934 Register's Office for Davidson County, Tennessee, dated May 10, 2005 and recorded on May 23, 2005. (

Being the same property conveyed to Darryl Bennett, married by Quitclaim deed from Linda Bennett, married of record in Instrument No. 20190502-0041207 Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on May 02, 2019.

Being the same property conveyed to JMR Investments LLC, A Tennessee limited liability company by Warranty deed from Darryl Bennett, unmarried of record in Instrument No. 20190530-0051157 Register's Office for Davidson County, Tennessee, dated May 28, 2019 and recorded on May 30, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 167, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20041222-0152417, amended in Instrument No. 20050728-0088189 and Instrument No. 20051031-0131161, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Subject to Instrument Number 20050819-0099130 and Instrument Number 20050819-0099131, Register's Office for Davidson County, Tennessee.

- Easement of record in Instrument Number 2001114-0124739, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3311 Park Ave, Nashville, Tennessee 37209**.

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 1st DAY OF JUNE, 2020.

JMR Investments LLC, a Tennessee Limited Liability Company

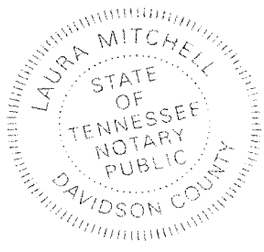
BY: Joseph M Roberts
Joseph M. Roberts, III
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. ROBERTS, III, 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 MANAGING MEMBER of JMR INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of June, 2020.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



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

CERTIFICATE OF AUTHENTICITY

I, the undersigned Theresa C. Richardson, 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 DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Theresa C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires 7/9/2022.

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY