Return To:
~~Advantage Title And Escrow, Inc.~~
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

14798

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. 05-02-2022

Karen Johnson Davidson County
Batch# 431222 DEEDWARR
07/06/2020 02:14:04 PM 2 pgs
Fees: $13.00 Taxes: $1,590.63
20200706-0072450

THIS INSTRUMENT WAS PREPARED BY
eman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean-Maurice Salcedo	Regions	
(NAME)	(NAME)	
3835 Dr. Walter S. Davis Blvd	2050 Parkway Office Circle	091 04 0E 002.00
(ADDRESS)	MCC1S10a (ADDRESS) AABH406003	
Nashville, TN 37209	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LIBERTY PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEAN-MAURICE SALCEDO**, ~~/~~ HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: x Married

Land in Davidson County, Tennessee, being Unit B of Homes at 3833 & 3835 Dr Walter S David Blvd, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 3833 & 3835 Dr Walter S David Blvd, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190715-0069122, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 3833 & 3835 Dr Walter S David Blvd, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190715-0069122, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to John L. Hughes, Jr., unmarried, by Warranty Deed from Estate of Ruby Wheeler Martin, of record in Instrument No. 20001228-0126549, in the Register's Office of Davidson County, Tennessee, dated December 15, 2000 and recorded on December 28, 2000.

Being part of the same property conveyed to Liberty Plus, LLC, a Tennessee Limited Liability Company, by Warranty Deed from John L. Hughes, Jr., Unmarried, of record in Instrument No. 20181211-0120349, in the Register's Office of Davidson County, Tennessee, dated December 07, 2018 and recorded on December 11, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3835 Dr. Walter S. Davis Blvd, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30 day of Jan, 2020

LIBERTY PLUS, LLC

BY: MAYA ENTERPRISES, LLC, MEMBER OF DIGNITY, LLC, MEMBER OF LIBERTY PLUS, LLC

BY: _____

SEMIH GULERTIP, MEMBER MANAGER OF MAYA ENTERPRISES, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Semih Gulertip, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member Manager of Maya Enterprises, LLC, Member of Liberty Plus, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member Manager of Maya Enterprises, LLC, Member of Liberty Plus, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member Manager of Maya Enterprises, LLC, Member of Liberty Plus, LLC, the within named bargainor, a Tennessee limited liability company.

Witness my hand and official seal this 30 day of Jan, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public