Karen Johnson Davidson County
Batch# 436646 DEEDWARR
07/13/2020 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20200713-0076373

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-8-21
(AFFIX SEAL)

PAULA LUCAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Malika R. Clinkscales	Malika R. Clinkscales	Parcel ID: 059 09 0 128.00
(NAME)	(NAME)	
3204 Bray Drive	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Trinii Enterprises LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Malika R. Clinkscales**, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit;
Land in Davidson County, Tennessee being Lot No. 178 on the Plan of Haynes Estates, Section III as of record in Book 4175, Page 80, Register's Office for Davidson County, Tennessee.
Said Lot No. 178 front 80.98 feet on the northerly side of Bray Drive and runs back between lines, 122.99 feet on the easterly side and 221.09 feet on the westerly side, to a line in the rear on which it measures 131.72 feet thereon.

Being the same lands conveyed to Trinii Enterprises, LLC from Dexter C. Stephens and wife, Darlene Stephens by Deed dated August 8, 2019 and recorded August 13, 2019 in Instrument Number 201908130080536, Register's Office, Davidson County, Tennessee.

Further known as: 3204 Bray Drive, Nashville, TN
Parcel Id(s): 059 09 0 128.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3204 Bray Drive, Nashville, TN

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 our hands this 2 day of July, 2020

Trinii Enterprices, LLC

BY: Martin L. Espinosa
Martin L. Espinosa, Member

BY: Renita J. Weems
Renita J. Weems, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Martin L. Espinosa and Renita J. Weems, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged themselves to be Members of Trinii Enterprises, LLC, the bargainor, and that they, as such Members, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the company by themselves as such Members.

Witness my hand and official seal, this the 2nd of July, 2020.

Paula Lucas
Notary Public

My Commission Expires: 3-8-21

(SEAL)

PAULA LUCAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Deanna D. Johnson, 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.

Deanna D. Johnson

Signature

State of TN

County of DeKalb

Personally appeared before me, Tara Crook, a notary public for this county and state, Deanna D. Johnson,who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Crook

Notary's Signature

TARA CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

My Commission Expires: 6/29/22

Notary' Seal (if on paper)