WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~XXXX~~ $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 436840 DEEDWARR
07/14/2020 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20200714-0076638

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Julio A. Galan Sanchez	Owner at property	Parcel ID: 162-2-130.00
(NAME)	(NAME)	
4054 Darlene Drive	address	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **JD Homes 615, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julio A. Galan Sanchez, single man**, 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:

Land in Davidson County, Tennessee, being Lot No. 135 on the plan of Colewood Acres, Section 2 of record in Plat Book 3700, Page 135, 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 Wanda Fay Couey, a single woman, by Warranty Deed from Belinda Francine Simpson and Teresa Kenney, co-executors of the Estate of Francis J. Burton, dated February 21, 2014 and recorded February 27, 2014 in Instrument Number 20140227-0016838, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to C and C Residential Properties Inc., a Tennessee Corporation, by Warranty Deed from The Sierra Club Foundation, World Wildlife Fund, The Nature Conservancy, Nashville Public Television, American Society for the Prevention of Cruelty to Animals and the Pet Community Center, dated December 23, 2019 and recorded December 27, 2019 in Instrument Number 20191227-0133776, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Music City Holdings, LLC., a Texas limited liability company, by

Warranty Deed from C & C Residential Properties, Inc. a Texas Corporation, dated December 27, 2019 and recorded January 2, 2020 in Instrument Number 20200102-0000183, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to JD Homes 615 LLC by Warranty Deed from Music City Holdings, LLC., a Texas limited liability company, dated December 27, 2019 and recorded January 2, 2020 in Instrument Number 20200102-0000184, Register's Office for Davidson County, Tennessee.

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 4054 Darlene Drive, Antioch, TN 37013

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 10 day of July, 2020

JD Homes 615, LLC

BY: _____
Diego Vergara, Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Diego Vergara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory, and is authorized to execute the instrument on behalf of JD Homes 615, LLC, the within named bargainor, and that he as such Authorized Signatory, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Authorized Signatory.

Witness my hand and official seal, this the 10th day of July, 2020.

_____
Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21