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This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 449531 **DEEDWARR**
08/04/2020 12:37:16 PM 2 pgs
Fees: $13.00 Taxes: $1,006.40
20200804-0086140

ADDRESS NEW OWNER:
Juan Manuel Aguilar
3214 Colby Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Same

MORTGAGEE
Same
,

MAP 133
GROUP 13
PARCEL 72

WARRANTY DEED

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 are hereby acknowledged, **Mitch Kinder Development LLC., a Missouri limited liability companyLLC** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Juan Manuel Aguilar**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 107 on the plan of Section 1, Abby Hall, of record in Book 2331, page 18, Register's Office for said County.

SAID Lot No. 107 fronts 88.0 feet on the southerly margin of Inwood Drive and extends back between parallel lines, 190.0 feet, to a dead line in the rear.

Being the same property conveyed to Mitch Kinder Development, LLC, a Missouri limited liability company by Quitclaim Deed from Flora M. Rucker, un-married, dated July 24, 2020 and filed of record July 24, 2020 in Instrument No. 20200724-0081601, and see also, Final Decree Confirming Sale in Instrument No. 20181203-0117721, Register's Office for Davidson County, Tennessee.

Thomas G. Rucker Sr., having predeceased his wife on September 21, 2004, leaving her sole owner by operation of law.

Being the same property conveyed to Thomas G. Rucker and wife, Flora M. Rucker, by Warranty Deed from Mattie M. Phipps, a widow who has not remarried, dated February 16, 1990 and filed of record February 20, 1990 in Book 8048, Page 615, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 2331, page 18, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as 535 Inwood Drive, Nashville, Tennessee 37211.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Juan Manuel Aguilar, his heirs and assigns, forever, and, GRANTOR does covenant with the said

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GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 the 28th day of July, 2020.

Mitch Kinder Development LLC., a Missouri limited liability companyLLC

By: Mitch Kinder, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Mitch Kinder, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Manager of Mitch Kinder Development LLC., a Missouri limited liability company, the within named bargainor, Mitch Kinder, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Missouri limited liability company as such Manager.

WITNESS my hand and official seal at office this 28th day of July, 2020.

NOTARY PUBLIC
My Commission Expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $272,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of July, 2020.

NOTARY PUBLIC
My Commission Expires: ~~My Commission Expires~~
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY