Karen Johnson Davidson County
Batch# 451202 DEEDWARR
08/06/2020 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $3,844.30
20200806-0087189

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

2020-375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,039,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of August, 2020.

Notary Public
My Commission Expires: 1-3-25

Address of New Owner:	Send Tax Bills to:	Tax Information:
Felipe Barrera-Osorio and Katja Vinha	New Owners	
4108 Wyoming Avenue		103-04-0-282.00
Nashville, TN, 37209		

WARRANTY DEED

For and in 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

BRG, LLC, a Tennessee limited liability company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Felipe Barrera-Osorio and Katja Vinha, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Map of Charlotte Avenue Church of Christ Addition to West Nashville of record in Plat Book 547, Page 199, 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 BRG, LLC, a Tennessee limited liability company by Warranty deed from Patricia Grace Wachtler n/k/a Grace Sanders, married of record in Instrument No. 20191202-0123278 Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on December 02, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4108 Wyoming Avenue, Nashville, TN 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 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 3rd day of August, 2020.

BRG, LLC, a Tennessee limited liability company

By: Billy Jenkins, Sole Member

STATE OF FLORIDA
COUNTY OF WALTON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Billy Jenkins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of BRG, LLC, a Tennessee limited liability company, and that he is authorized by BRG, LLC to execute this instrument on its behalf. By means of physical presence.

Witness my hand and official seal at Miramar Beach, Florida, this 3rd day of August, 2020.

Notary Public Mary E. HARRIS
My Commission Expires: 28 August 2023

MARY E. HARRIS
Notary Public - State of Florida
Commission # GG 364739
My Comm. Expires Aug 28, 2023
Bonded through National Notary Assn.

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)