WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$349,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2020

Notary Public

Commission Expires: 11/08/2022

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 485061 DEEDWARR
09/29/2020 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20200929-0111880

DAVIDSON COUNTY
ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gilberto Garcia Gallardo	NEW OWNER	**053-08-0-052**
(NAME)	(NAME)	
2408 Lakeshore Drive	AT PROPERTY	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	ADDRESS	
(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, **DZ INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GILBERTO GARCIA GALLARDO AND PERLA GUERRERO, SUSTAITA, MARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots 11 and 12, Block 15, Dabbs & Elliott Dupontonia Subdivision Property, recorded in Book 547, Page 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to DZ Investments, LLC by Deed dated October 24, 2019 from Jackie Sue Mann A/K/A Sue Cowan Mann, A widow, recorded October 28, 2019, in Instrument Number 201910280110405, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

This is **IMPROVED** property, known as **2408 Lakeshore Drive, Old Hickory, TN 37138**
(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, successors 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, successors 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.

DZ Investments, LLC

MEMBER

David P. Huffaker, Member

STATE OF TENNESSEE
COUNTY OF Wilson

SMP

David P. Huffaker

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared , with whom I am personally acquainted and who upon his oath acknowledged himself to be the Member, of DZ Investments, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Member as such .

Witness our hands this September 25, 2020.

NOTARY PUBLIC

My Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

202009290111880

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