Karen Johnson Davidson County
Batch# 502189 DEEDWARR
10/28/2020 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $148.00
20201028-0124592

Warranty Deed

JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $40,000.00. Affiant Subscribed and sworn to before me, this the 16th day of October, 2020. Notary Public My commission expires: 9-2-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel Rodriguez Samantha Gonzalez		081-02-2P-002.00-CO
2322 23rd Avenue North	New Owner	
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CRU INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL RODRIGUEZ AND SAMANTHA GONZALEZ, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 1736B of The Homes at 1736 Kellow Street, A Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for of The Homes at 1736 Kellow Street, Horizontal Property Regime with Private Elements, as shown on plat of record in Instrument No. 201912040125257 and being shown on Plat attached thereto as Exhibit "B", in the Register' s Ofu64257?ce, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Marinela Lautt by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20130103-0000972 Register's Office for Davidson County, Tennessee, dated January 2, 2013 and recorded on January 3, 2013.

Being a portion of the same property conveyed to Cru Investments, LLC, a Texas Limited Liability Company by Warranty deed from Marinela Lautt, married of record in Instrument No. 20190821-0084124 Register's Office for Davidson County, Tennessee, dated August 19, 2019 and recorded on August 21, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2322 23rd Avenue North, Nashville, TN 37208, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of October, 2020.

Cru Investments, LLC, a Texas Limited Liability Company

By: _____
Mauricio Fabre, Manager

STATE OF TEXAS
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mauricio Fabre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Cru Investments, LLC, a Texas limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of October, 2020.

MELANIE U. SANGIL
Notary Public, State of Texas
Comm. Expires 05-13-2023
Notary ID 13022453-1
My Commission Expires:

Melanie U. Sangil
Notary Public

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

