Karen Johnson Davidson County
Batch# 520975 DEEDWARR
11/25/2020 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,451.25
20201125-0138197

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20204015

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$662,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Madelmo Garcia
Affiant

Sworn to and subscribed before me this 18th day of November, 2020.

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

WARRANTY DEED

THIS INDENTURE, made this 18th day of November, 2020, among:

HORIZON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

AUTUMN GARCIA AND JOSEPH PATRICK GARCIA, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. B on the Plan of Resubdivision of Lots 8 and 9, J. W. Loves Subdivision of Greenwood of record in Plat Book 3106, Page 5, 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 Miguel Cruz by Warranty deed from Robert O'Grosky of record in Instrument No. 20070702-0078440 Register's Office for Davidson County, Tennessee, dated June 28, 2007 and recorded on July 02, 2007.

Being the same property conveyed to Leslie Garside, Trustee by Quitclaim deed from Miguel Cruz (aka Miguel A. Cruz) of record in Instrument No. 20140512-0040209 Register's Office for Davidson County, Tennessee, dated April 28, 2014 and recorded on May 12, 2014. Within the same deed, Leslie Garside, Trustee conveyed to Miguel A. Cruz and Magda L. Cruz, husband and wife, as tenants by the entireties.

Being the same property conveyed to Horizon Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Miguel A. Cruz and Magda L. Cruz, husband and wife of record in Instrument No. 20181210-0119962 Register's Office for Davidson County, Tennessee, dated November 28, 2018 and recorded on December 10, 2018.

Being also known as 1317 Greenwood Ave Nashville, Tennessee 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Horizon Properties, LLC

BY: _____

Paul Stagner, Member

ITS Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Paul Stagner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Horizon Properties, LLC, and as such Member, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 18th day of November, 2020.

_____
Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Autumn Garcia and Joseph Patrick Garcia
Address: 1317 Greenwood Ave
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Summit Funding, Inc.
Address: PO Box 15167
City, State, Zip: Sacramento, CA 95813-9998

Tax ID: 083-02-0-019.00-CO

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

