Karen Johnson Davidson County
Batch# 553034 DEEDWARR
01/12/2021 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,238.75
20210112-0005621

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,797.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 03-08-2021
(AFFIX SEAL)

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

B-ELAM-20-0729

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Enrico G. Ronquillo	New Owner	
(NAME)	(NAME)	**161-06-0-088.00-CO**
4000 Artessa Cir #4206		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **D & B REAL ESTATE, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ENRICO G. RONQUILLO,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Huntington Park, Section One of record in Mat Book 4175, Page 10, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 18 fronts 75.0 feet on the Southerly side of Southwesterly side of Huntington Parkway and runs back between lines 160.10 feet on the Westerly or Northwesterly line and 160.07 feet on its Easterly or Southeasterly line to a line in the rear as which it measures 75.00 feet.

Being the same property conveyed to Joseph R. Thatcher, married by Warranty deed from Steve Michaels of record in Instrument No. 20040628-0076442 Register's Office for Davidson County, Tennessee, dated June 11, 2004 and recorded on June 28, 2004.

Being the same property conveyed to D& B Real Estate, LLC by Warranty deed from Joseph R. Thatcher, married of record in Instrument No. 20201006-0115792, Register's Office for Davidson County, Tennessee, dated September 24, 2020 and recorded on October 06, 2020, and with Scrivener's Affidvit to correct the grantee name to read D & B Real Estate, GP, recorded in Instrument No. 20201229-0153979, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 10, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4225, Page 778, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement of record in Instrument Number 20121030-0099487, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **729 Huntington Pkwy, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 6th DAY OF JANUARY, 2021.

D & B Real Estate, GP

BY: _____
Dan Elam
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAN ELAM, signing for D & B REAL ESTATE, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of D & B REAL ESTATE, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of January, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024