Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 588565 DEEDWARR
03/10/2021 10:04:58 AM 2 pgs
Fees: $13.00 Taxes: $1,146.63

20210310-0031294

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233418

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $309,900.00.

Kim Graves
Affiant

Subscribed and sworn to before me, this 5th day of March, 2021.

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Notary Public
My Commission Expires: 8/20/2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Noe Ruiz Garcia 6510 Premier Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 102 04 0 054.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Juliet Alice Roche, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Noe Ruiz Garcia and Maribel Cardoso Frasco, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 756 on the Plan of Charlotte Park, Section XII, as of record in Plat Book 2900, Pages 127 and 128, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 756 fronts 75 feet on the Northwesterly side of Premier Drive and runs back 137.5 feet on the Northeasterly line and 136.1 feet on the Southwesterly line, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Juliet Alice Roche, Unmarried, by Quitclaim Deed from Adelong LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200102-0000030, in the Register's Office of Davidson County, Tennessee, dated November 30, 2019 and recorded on January 02, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park Section Twelve, as recorded in Plat Book 2900, Page(s) 127 and 128.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3160, Page 586.

This is improved property located at 6510 Premier Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of March, 2021.

Juliet Alice Roche

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Juliet Alice Roche, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2021.

Notary Public
My Commission Expires: _____

