THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-2850
Parcel ID: 081-11-0-253.00

Property Address:
1702 17th Avenue North, Nashville, TN 37208

Karen Johnson Davidson County
Batch# 597553 DEEDWARR
03/22/2021 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210322-0037652

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
NewOwner

Address of New Owner:
1702 17th Ave N
Nashville, TN 37208
Eugenia Aguilar

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SANTOORI INVESTMENTS LLC, a Tennessee Limited Liability Company,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **EUGENIA CUNANAN AGUILAR, an unmarried woman,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Revised Plan of Lot No. 369 of the D.T. McGavock Addition of record in Book 3106, Page 44, 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 SANTOORI INVESTMENTS LLC, a Tennessee Limited Liability Company by Deed dated July 20, 2020 from TOMAHAWK PROPERTIES LLC, a Tennessee Limited Liability Company, recorded July 21, 2020, in Instrument Number 20200721-0079989, in the Official Records of Davidson County, Tennessee.

Also being the same property conveyed to TOMAHAWK PROPERTIES LLC, a Tennessee Limited Liability Company by Deed dated December 9, 2019 from THOMAS WISER and HANNAH WISER, husband and wife, recorded December 9, 2019, in Instrument Number 20191209-0126908, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1702 17th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND GRANTOR DOES COVENANT with said Grantee, its successors, and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 3106, page 44 and amended in Book 3571, page 383, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this 18 day of March, 2021.

SANTOORI INVESTMENTS LLC, a Tennessee Limited Liability Company

By: _____
SAMAN POORI, MANAGER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared **SAMAN POORI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Manager of **SANTOORI INVESTMENTS LLC, a Tennessee Limited Liability Company**, the within name bargainer, a limited liability company, and that he as such manager, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by **SAMAN POORI,** respectively.

WITNESS my hand and official seal this 18 day of March, 2021.

Stephanie A. Grant
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $330,000.00.

_____
Affiant

SWORN TO and subscribed before me on this 18th day of March, 2021.

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

_____
Notary Public

My Commission Expires:
6-9-2024

$3.00 E-Record Fee

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

