Karen Johnson Davidson County
Batch# 600569 DEEDWARR
03/26/2021 07:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,206.20
20210326-0039811

Warranty Deed

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $326,000.00 Affiant Subscribed and sworn to before me, this the 24th day of March, 2021. Notary Public My commission expires: 11.8.21

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:
Andrea Elizabeth Amaya Parada Deysi Arqueta	New Owner(s)	149-09-0-060.00
4644 Dowdy Drive		
Nashville, TN 37013		

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, **SUN VALLEY PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREA ELIZABETH AMAYA PARADA AND DEYSI ARQUETA, A MARRIED COUPLE**, 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 Lot No. 53 on the Plan of Section Ten, Hazelwood of record in Plat Book 3842, Page 232, 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 Roy L. Meyer and wife, Marlene Meyer by Warranty deed from Howard Graham, Manager of United Companies Lending Corp of record in Book 9138, page 318, Register's Office for Davidson County, Tennessee, dated October 28, 1993 and recorded on November 03, 1993.

Being the same property conveyed to Sam McPherson by Quitclaim deed from Roy L. Meyer and wife, Marlene Meyer of record in Instrument No. 200001180005780 Register's Office for Davidson County, Tennessee, dated January 14, 2000 and recorded on January 18, 2000.

Said Sam McPherson AKA Samuel Tolby McPheron is deceased and by his will in case no. 2020-PR-82 in the Chancery Court for Hawkins County, Tennessee, he devised this property to Lynn Norris and Patsy Norris. See Order Admitting Will to Probate for Establishment of a Limited Muniment of Title to Real Estate and Personal Property recorded on May 22, 2020 of record in Instrument Number 20200522-0053327, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sun Valley Properties, LLC by Warranty deed from Lynn Norris and Patsy Norris of record in Instrument No. 20201005-0115116 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 05, 2020.

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 4644 Dowdy Drive, Nashville, TN 37013, 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 24th day of March, 2021.

Sun Valley Properties LLC, a Tennessee Limited Liability Company

By: _____
Jonathan Jones, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Jones, Member, 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 Member of Sun Valley Properties LLC, a 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 24th day of March, 2021.

_____
Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212