When recorded, return to:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Boulevard, Suite 101
Brentwood, TN 37027
File Number: _____

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-11002-RL-s

Karen Johnson Davidson County
Batch# 602777 **DEEDWARR**
03/30/2021 10:24:02 AM 4 pgs
Fees: $23.00 Taxes: $888.00

20210330-0041439

STATE OF TENNESSEE
COUNTY OF Sumner

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00**.

Katherine B. Smith
Affiant

Subscribed and sworn to before me, this the 16th day of March, 2021.

Notary Public
My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Buying Houses, LLC 2000 Mallory Ln # 130-315 Franklin, TN 37067	Buying Houses, LLC 2000 Mallory Ln # 130-315 Franklin, TN 37067	006 00 0 010.00 006 00 0 082.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Anthony Duran and Laura Duran, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Buying Houses, LLC, a Tennessee limited liability company, 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:

Tract No. 1:

Beginning at an iron pin on the Southerly margin of Greer Road and being the Northwesterly corner of a tract belonging to Bob Fisher; thence South 21 degrees 14 minutes East, 360.30 feet to a stake; thence North 68 degrees 40 minutes West 430 feet to a stake; thence North 3 degrees 33 minutes East 160 feet to a stake in the Southerly margin of Greer Road, thence with the margin of said road North 75 degrees 81 minutes East 185 feet to the beginning, containing 1.82 acres, more or less.

Tract No. 2:

Beginning at an iron pin on the Easterly margin of Greer Road; thence along said margin North 1 degrees 00 minutes West, 80.0 feet to a point; thence North 25 degrees 00 minutes East, 91.0 feet to a point; thence North 58 degrees 00 minutes East 107.00 feet to an iron pin; thence South 10 degrees 00 minutes West 230.0 feet to an iron pin; thence North 85 degrees 14 West 88.16 feet to an iron pin on the Easterly margin of Greer Road, the point of beginning, containing 0.41 acre, more or less, according to a survey which is unrecorded by Donald R. Carver, LIC. No. 271, dated November 5, 1979.

Being the same property conveyed to Anthony J. Duran and wife, Laura Duran, by Warranty Deed from Connie K Garrett and husband, Jeremy G. Garrett, of record in 20140113-0003103, Register's Office for Davidson County, Tennessee, dated November 22, 2013 and recorded on January 13, 2014.

This is improved property located at: **3450 Greer Road, Goodlettsville, TN 37072**.

This conveyance is made subject to 1) Property taxes for the year **2021**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 16th day of March, 2021.

GRANTOR:

Anthony Duran

Laura Duran

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony Duran and Laura Duran, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of March, 2021.

_____
Notary Public
My Commission expires: _____

See next page...

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony Duran, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of March, 2021.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: NOV 0 8 2021

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 03/12/21 before me, Paulina Ortiz Campos, notary public, personally appeared ***Laura Duran***, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

PAULINA ORTIZ CAMPOS
Notary Public - California
Orange County
Commission # 2300769
My Comm. Expires Aug 9, 2023

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: March 12, 2021 # of Pages: 1

Signer(s) Other Than Named Above: _____