Karen Johnson Davidson County
Batch# 638845 DEEDWARR
05/18/2021 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20210518-0067058

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Savanah Pinn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

HOPE S HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC,

File No.: HTF21-040682

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Neilson Robles	Neilson Robles	
(NAME) 2136 24th Avenue	(NAME) 24 Valencia St.	081-02-4F-007.00-CO
(ADDRESS) Nashville, TN 37208	(ADDRESS) Hauppauge, NY 11788	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($465,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, T&T, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NEILSON ROBLES, HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 7, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Pecan Row, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20180402-0030422, 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 Buena Vista Partners, a Tennessee General Partnership by Warranty deed from Eagle Point Outdoor, LLC , A Tennessee Limited Liability Company of record in Instrument No. 20170609-0057814 Register's Office for Davidson County, Tennessee, dated June 08, 2017 and recorded on June 09, 2017. (Value of consideration shown in aforementioned deed $830,000.00.)Being a portion of the same property conveyed to P. Thomas Rothrauff and Christina M. Rothrauff, husband and wife by Warranty deed from Buena Vista Partners, a Tennessee General Partnership of record in Instrument No. 20190123-0006682 Register's Office for Davidson County, Tennessee, dated January 22, 2019 and recorded on January 23, 2019. (Value or consideration as shown in aforementioned deed $329,900.00.)Being a portion of the

same property conveyed to T & T, LLC, a Tennessee limited liability company by Quitclaim deed from P. Thomas Rothrauff and Christina M. Rothrauff, husband and wife of record in Instrument No. 20190715-0069124 Register's Office for Davidson County, Tennessee, dated July 02, 2019 and recorded on July 15, 2019. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 2136 24th Avenue Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2136 24th Avenue, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 13th day of May, 2021

T&T, LLC, a Tennessee limited liability company

BY: William F. Hyde
William F. Hyde
Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 13th day of May, 2021, before me personally appeared William F. Hyde, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of T&T, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of May, 2021.

Jon Perry

Notary Public

My Commission Expires: 9-27-23

(SEAL)

Jon Perry
State of Tennessee
Notary Public
Williamson County

CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires 7/9/2022

