Karen Johnson Davidson County
Batch# 638975 DEEDWARR
05/18/2021 02:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210518-0067205

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Vazquez Holdings Group, L.P., a Texas limited partnership 8630 E RL Thorton Frwy Dallas, TX 75228	Vazquez Holdings Group, L.P., a Texas limited partnership 8630 E RL Thorton Frwy Dallas, TX 75228

Order Number: 1723NTL

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Vazquez Holdings, LLC, a Texas limited liability company**, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Vazquez Holdings Group, L.P., a Texas limited partnership**, whose address is 8630 E. RL Thorton Frwy, Dallas Tx 75228, the following described real property located in the Davidson County, State of Tennessee and further described as follows:

Being Lot 1, Section 2 Welshwood Park of record in Book 4060, Page 115, Register's Office for Davidson County, Tennessee.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

A utility easement of record in Book 1298, Page 488.

Matters shown on the Plat of record in Book 4060, Page 115.

Subject to an unrecorded Billboard easement with Lamar Advertising/Lamar Corp.

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 13315011500
Street address of property: 4031 Nolensville Pike, Nashville, TN 37230

Prior Instrument References by which Grantor(s) acquired title: Instrument 20101209-0098259 in the Recorder's Office, Davidson County, Tennessee.

Signed this 11th day of May, 2021.

Signature of Grantor(s):

Vazquez Holdings, LLC, a Texas limited liability company

By _____

Name/Title Juan Vazquez / President

STATE OF Texas, COUNTY OF Dallas, SS:

BE IT REMEMBERED That on this 11th day of May, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Juan Vazquez its President of Vazquez Holdings, LLC, a Texas limited liability company, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

FLETCHER E SCOW
Notary Public, State of Texas
My Commission Expires
January 25, 2025
NOTARY ID 13288564-4

Fletcher E. Scow

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 13315011500
Street address of property: 4031 Nolensville Pike, Nashville, TN 37230

Oath of Consideration

I or we, Stephanie Schenke the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 50.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 14 day of May, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 14th day of May, 2021.

FLETCHER E SCOW
Notary Public, State of Texas
My Commission Expires
January 25, 2025
NOTARY ID 13288564-4

Notary Public

FLETCHER E SC
Notary Public, State
My Commission
January 25, 2
NOTARY ID 132

True Copy Certification

I, Stephanie Schenke, 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 Texas

County of Dallas

Personally appeared before me, Fletcher Scow, a notary public for this county and state, Stephanie Schenke 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: 01/25/25
Notary' Seal (if on paper)

FLETCHER E SCOW
Notary Public, State of Texas
My Commission Expires
January 25, 2025
NOTARY ID 13288564-4