Karen Johnson Davidson County
Batch# 655530 DEEDWARR
06/11/2021 02:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,006.40
20210611-0079244

#36272

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36272-04-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $272,000.00. Arianna M. Lopez Nigoche Affiant Subscribed and sworn to before me this 9th day of June, 2021. Notary Public My Commission Expires:

KELLY E COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Arianna M. Lopez Nigoche 3341 Johnakin Drive Nashville, TN 37211	Send Tax Bills To: First Community Mortgage Inc 6640 Carothers Parkway Suite 410 Franklin TN 37067	Tax Information: Map and Parcel No.: 134 14 0 010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Full Service Residential Solutions, LLC, a Tennessee limited liability company ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Arianna M. Lopez Nigoche, single woman, and Javier Vega Balderas, single man, as tenants in common ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3341 Johnakin Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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, the corporate party by its duly authorized member, effective as of the 9th day of June, 2021.

GRANTOR:

FULL SERVICE RESIDENTIAL SOLUTIONS, LLC
a Tennessee limited liability company

By:_____
Chauncey Saurus, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Chauncey Saurus, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Authorized Member of Full Service Residential Solutions, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of June, 2021.

_____
Notary Public
My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Luna Heights, Section Three, as of record in Book 2900, Page 138, said Register's Office.

Said Lot No. 65 begins at a point on the northwesterly margin of Johnakin Drive on the common boundary of Lots 64 and 65; running thence 201.5 feet along said boundary to a concrete marker on the common boundaries of Lots 64, 65, and 66, 150 feet to an iron pin in the easterly margin of Luna Drive; thence along said Drive 215.1 feet to a concrete marker; thence easterly around a curve 41.9 feet to a concrete marker on the northwesterly margin of Johnakin Drive; thence along said Drive 171.5 feet to the point of beginning.

Being the same property conveyed to Full Service Residential Solutions, LLC, a Tennessee limited liability company, by Warranty Deed from Carol M. Lamay, unmarried, of record in Instrument No. 20130826-0089726, in the Register's Office of Davidson County, Tennessee, dated August 22, 2013 and recorded on August 26, 2013.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Luna Heights, Section Three, as recorded in Plat Book 2900, Page(s) 138.
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3182, Page 244. Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

