NEW OWNER:
Diego Suquillo
2307B 14th Ave N
Nashville, TN 37208

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-125

MAP & PARCEL
081-03-1G-002.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 656725 DEEDWARR
06/15/2021 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20210615-0080250

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS ($415,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Adam Michael Partin and Kellie L. Partin, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Diego Suquillo, a single man** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2307B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2307 14th Ave. N. Residences of record as Instrument No. 20171024-0108837 and amended by Instruments of record in Instrument No. 20190221-0015970 and Instrument No. 20190301-0018587 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of property.

Being the same property conveyed to Adam Michael Partin and Kellie L. Partin, Husband and wife by Warranty Deed from Kevin S. Mann, Married and Jason Feller, Married of record in Instrument No. 20190305-0019921 Register's Office for Davidson County, Tennessee, dated March 1, 2019 and recorded on March 5, 2019.

Being also known as 2307 B 14th Ave N, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 24 day of May, 2021.

Adam Michael Partin

Kellie L. Partin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Adam Michael Partin and Kellie L. Partin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of May, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $**415,000.00**.

Teresa Morgan
AFFIANT

Sworn to and subscribed to before me this 24th day of May, 2021.

NOTARY PUBLIC

My commission expires: 3-3-2025

CLIFFORD LIPPARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

I, R. Houston Akin, 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, Teresa Morgan, a notary public for this county and state, R. Houston Akin, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Teresa Morgan
Notary's Signature
My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023