THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535264**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $274,900.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2021. Notary Public My Commission Expires: 5/14/25

AVERY COSTELLO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 661277 DEEDWARR
06/21/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.13
20210621-0083587

WARRANTY DEED

Address New Owner: Kayleigh Anne Espaillat Maria D. Ayala La Reynaga 4130 Ames Court Nashville TN 37218	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 059-06-0-016.00

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, **JSJ17 Properties-4130 Ames Court, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kayleigh Anne Espaillat and Maria D. Ayala La Reynaga, both unmarried** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 56, as shown on the map entitled Buena Vista Estates Section 3, of record in Plat Book 4175, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JSJ17 PROPERTIES-4130 AMES COURT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CATHIE, LLC, AN OHIO LIMITED LIABILITY COMPANY, of record in Instrument No. 20170213-0015094 , dated February 10, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 059-06-0-016.00.

Matters shown on the Plan of record in Plat Book 4175, page 139, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4435, page 92, said Register's Office.

This is improved property located at 4130 Ames Court Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 on this 14th day of June, 2021.

JSJ17 Properties-4130 Ames Court, LLC

By: Scott P. Jones, Member

By: Jennifer S. Jones, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Scott P. Jones and Jennifer S. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members (or other officer authorized to execute the instrument) of JSJ17 Properties-4130 Ames Court, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand, at office, this 14th day of June, 2021.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KATE ROSENTHAL MY COMMISSION EXPIRES JULY 09, 2022

CERTIFICATE OF AUTHENTICITY

I, Rebecca Lee Davis do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-18-2021.

Rebecca Lee Davis
Affiant
Date: 6-18-2021

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 18 day of June, 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY