RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 669981 DEEDWARR
07/02/2021 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210702-0089744

FOR OFFICIAL USE

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **400,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/01/2021**

Notary Public

MY COMMISSION EXPIRES: 5-9-2023
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3856

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pagaya Smartresi F1 Property Owner II, LLC, a Limited Liability Company	New Owner	**034-07-0B-012.00**
(NAME) 2325 Pointe Pkwy	(NAME)	
Ste 250 (ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP) Carmel, IN 46032	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mireya D. Martinez and Alfredo Ramirez, wife and husband** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pagaya Smartresi F1 Property Owner II, LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 12 on the Plan of Cluster-Lot Subdivision of Enclave at Twin Hills and that common area as designated as "open spaces" on the Plan of Harbor Village Phase IV, Revision 1, as filed in the Register's Office of Davidson County, Tennessee as Instrument Number 20030723-0102986, of record as Instrument Number 20071221-0146647 and 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the

Master Deed and Bylaws for Enclave At Twin Hills Villas, a horizontal property regime (with Private Elements) being filed of record with the Register of Deed of Davidson County, Tennessee as instrument #20080821-0086071, amended at Instrument No. 20151112-0115172.

Being the same property conveyed to Mireya D. Martinez, a married person and Alfred Ramirez, her husband by Deed dated December 22, 2015 from Domus Builders, LLC, recorded December 28, 2015, in Instrument Number 20151228-0129647, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2536 Val Marie Drive, Madison, TN 37115**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **1st** day of **July, 2021.**

Mireya D. Martinez

Alfredo Ramirez

STATE OF **TENNESSEE**
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Mireya D. Martinez and Alfredo Ramirez**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **1st** day of **July, 2021.**

NOTARY PUBLIC

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/30/24

I, Emily Prophet, do hereby make oath that I am a licensed attorney and/or the 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 7/1/2021 (date of document).

E Prophet

Affiant Signature

7-1-2021

Date

State of Tennessee

County of

Sworn to and subscribed before me this 1 day of July, 2021

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: 7/5/2021

Notary's Seal

