WARRANTY DEED

Karen Johnson Davidson County
Batch# 679603 DEEDWARR
07/20/2021 09:48:07 AM 2 pgs
Fees: $13.00 Taxes: $225.70

20210720-0096968

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2024

State of TN
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas Mauricio Medrano	NEW OWNER	043130a02700co
(NAME)	(NAME)	
PO Box 220299		
(ADDRESS)	(ADDRESS)	
Chantilly, ~~TN~~ VA 20153		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Trustee Inc., a Wyoming Corporation as Trustee of the Forest Park Estate Planning Land Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Douglas Mauricio Medrano,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Apartment Unit No. 2-3 of Robin Hood Condominium, a horizontal property regime established by Master Deed of record in Book 5388 at page 524, the Plat of which is of record in Plat Book 5200, at Page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Trustee Inc., a Wyoming Corporation as Trustee of the Forest Park Estate Planning Land Trust, by deed of record in Instrument No. 20200826-0096754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 323 Forest Park Road, 2-3, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my/our hands this 16th day of July, 2021.

Agent

Trustee Inc., a Wyoming Corporation as Trustee of the
Forest Park Estate Planning Land Trust

State of Tennessee
County of Davidson

On this the 16th day of July, 2021, before me, personally appeared Victor Hazelwood as Authorized Agent of Trustee Inc., a Wyoming Corporation as Trustee of the Forest Park Estate Planning Land Trust, to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 16th day of July, 2021.

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

File No.: 15789