Karen Johnson Davidson County
Batch# 684418 DEEDWARR
07/27/2021 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210727-0100625

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/29/25
(AFFIX SEAL)

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

J-SB-EXP-21-820

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sonia Patricia Razo Mariscal and Luis Adriel Algarin Osuna	A+D Mortgage	
(NAME) **278 Franklin Road, Ste. 160**	(NAME) 1720 Harrison St 7th floor	**107-5-190.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) Hollywood, FL 33020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MERIDIAN CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **6M HOME LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of Bel-Air, Section Two, of record in Plat Book 2900, Page 30, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Meridian Capital Group, LLC by Substitute Trustee's Deed from David G. Mangrum, Substitute Trustee, recorded August 28, 2020 in Instrument No. 20200828-0097949, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for year 2021, A Lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 30, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **820 Patricia Drive, Nashville, Tennessee 37217**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hand(s) this the 21ST DAY OF JULY, 2021.

Meridian Capital Group, LLC, A Tennessee Limited Liability Company

BY: _____
Neal Lampley
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEAL LAMPLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of MERIDIAN CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of July, 2021.

_____
Notary Public
My Commission Expires: 4/10/2022
(SEAL)

WILLIAM DANIEL LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL 10, 2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 21, 2021.

J. Carlton Drumwright

July 21, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 21, 2021.

Notary

My Commission Expires: 12/18/22

