WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/25/2025
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 696523 DEEDWARR
08/12/2021 03:38:46 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20210812-0109193

J-SA-21-1802

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)
Corey Lavinder	**Centejas Investments, LLC**	
(NAME)	(NAME)	
320 11th Ave S #451	200 Bartlett, Ste, 106	071-12-0-338.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**El Paso, TX 79912**	
(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, **SIMEON RAINE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COREY DENZEL LAVINDER, UNMARRIED,** 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. 2 on the Plan of C.R. McWhirter Property also known as Lischey Place Subdivision, Section One of record in Plat Book 6200, Page 439, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Simeon Raine by Warranty deed from C.R. McWhirter and wife, Mary C. McWhirter of record in Book 9906, page 270, Register's Office for Davidson County, Tennessee, dated December 28, 1995 and recorded on January 02, 1996.

Being a portion of the same property conveyed to C.R. McWhirter and wife, Mary C. McWhirter by Quitclaim deed from Simeon Raine of record in Book 10292, page 899 Register's Office for Davidson County , Tennessee, dated December 11, 1996 and recorded on December 17, 1996.

Being the same property conveyed to Simeon Raine by Quitclaim deed from C.R. McWhirter and wife, Mary C. McWhirter of record in Book 10292, page 901, Register's Office for Davidson County, Tennessee, dated December 12, 1996 and recorded on December 17, 1996.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 439, 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: **1802 Lischey Ave, Nashville, Tennessee 37207**.

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 6th DAY OF AUGUST, 2021.

Simeon Raine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SIMEON RAINE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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