Karen Johnson Davidson County
Batch# 698471 DEEDWARR
08/16/2021 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $136.90
20210816-0110539

Name and Address of New Owner:
Two Dogs Development, LLC
142 Harris Street
Nashville, TN 37115

Send Tax Bills To:
Two Dogs Development, LLC
1860 Old Natchez Trace
Franklin, TN 37069
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 52 1 19.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Juan P. Paredes Lema**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Two Dogs Development, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 68 ON THE PLAN OF MADISON REAL ESTATE COMPANY'S SUBDIVISION OF RECORD IN PLAT BOOK 547, PAGE 164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 68 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF HARRIS STREET AND RUNS BACK BETWEEN PARALLEL LINES 190 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JUAN P. PAREDES LEMA BY WARRANTY DEED FROM SARA CATHERINE BROWN, UNMARRIED, RECORDED ON MAY 27, 2011, OF RECORD IN INSTRUMENT NO. 20110527-0040812, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of August, 2021.

_____(SEAL)
Juan P. Paredes Lema

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2021, before me personally appeared Juan P. Paredes Lema, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of August, 2021.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $37,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Yeah Moore
(Affiant)

Ashley Nalls
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

Sworn to and subscribed before me this 12th day of August, 2021.

_____
Notary Public
My commission expires: 5/20/24
File No. 2021-2658

Tennessee Certification of Electronic Document

I, John A. Bell, Jr., 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 August 12, 2021 (date of document).

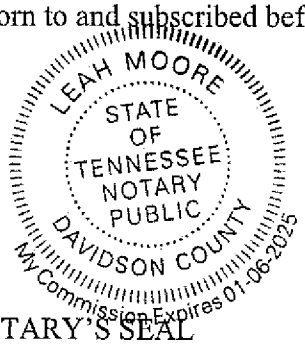
Regina Sullo
Affiant Signature

August 12, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 12 day of August, 2021.



Leah Moore
Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 01-06-2025