Karen Johnson Davidson County
Batch# 700303 DEEDWARR
08/18/2021 11:16:38 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20210818-0111723

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210700259

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 16th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 9-6-22

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Braissy Marisol Canizales	**Ameris Bank**	
Alvaro Alain Quintero Ojeda	**1800 Parkway Place**	**081-06-0-434.00**
1717 Seifried St	**Suite 820**	
Nashville, TN 37208	**Marietta, GA 30067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SC Homes, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Braissy Marisol Canizales and Alvaro Alain Quintero Ojeda, as Joint Tenants with Right of Survivorship

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:

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of George Shields Second Addition to North Nashville, as shown on plat of record in Plat Book 57, Page 146, in the Register's Office for said County.

Said Lot No. 57 fronts 50 feet on the southerly side of Seifried Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to SC Homes, LLC, a Tennessee Limited Liability Corporation by Quitclaim Deed from Cindy L. Dominicus, married, dated 12/28/2018 and recorded 1/2/2019 in Instrument No. 20190102-0000475; and being the same property previously conveyed to Cindy Dominicus, a married woman, by Warranty Deed from TMI Properties, LLC, a Tennessee Limited Liability Company, dated 2/5/2018 and recorded 2/6/2018 in Instrument No. 20180206-0011845, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1717 Seifried St, Nashville, TN 37208**
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 our hands this 16th day of August, 2021.

SC Homes, LLC

BY: Shauna Mason, Member
Shauna Mason - Member

BY: Cindy Dominuicus, Member
Cindy Dominuicus - Member

STATE OF Tennessee
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Shauna Mason with whom I am personally acquainted and who upon his oath(s) acknowledged herself to be the Member of SC Homes, LLC the within named bargainor, and corporation, and that he as such Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Shauna Mason as such Member

Witness my hand and official seal at office at Smyrna Tennessee on this the 16th day of August, 2021.

Commission Expires: 4.15.25

Patricia J Hurtt
Notary Public

PATRICIA J HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Cindy Dominuicus with whom I am personally acquainted and who upon his oath(s) acknowledged herself to be the Member of SC Homes, LLC the within named bargainor, and corporation, and that he as such Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Cindy Dominuicus as such Member

Witness my hand and official seal at office at Smyrna Tennessee on this the 16th day of August, 2021.

Commission Expires: 4.15.25

Patricia J Hurtt
Notary Public

PATRICIA J HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY