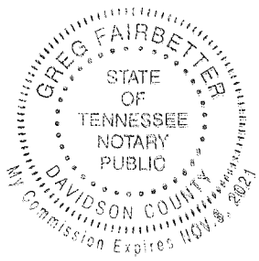
Karen Johnson Davidson County
Batch# 702376 DEEDWARR
08/23/2021 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,597.29
20210823-0113385

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $431,700.00. Affiant Subscribed and sworn to before me, this the 13th day of April, 2021. Notary Public My commission expires: 11-8-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nehemias Ezequiel Amaya Sorto	New Owner(s)	119-10-0-066.00
104 Rolynn Dr.		
Nashville TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NEW DAY HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEHEMIAS EZEQUIEL AMAYA SORTO, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 9 on the Plan of Hidden Acres, First Addition of record in Plat Book 2083, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 80 feet on the North side of Rolynn Drive, formerly Rubylee Drive, and extends back 225.7 feet on the West line and 198.39 feet on the east line, to a dead line in the rear on which it measures 84 feet.

Being the same property conveyed to William A. Brewer, married by Warranty deed from Kathryn Deakins, Executrix of the Estate of Charlie Monroe Bly of record in Instrument No. 20131108-0116041 Register's Office for Davidson County, Tennessee, dated November 07, 2013 and recorded on November 08, 2013.

Being the same property conveyed to New Day Homes, LLC, a Limited Liability Company by Warranty deed from Bobbie L. Brewer, widow of record in Instrument No. 20200630-0070457 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on June 30, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 104 Rolynn Drive, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of April, 2021.

New Day Homes LLC, a Tennessee Limited Liability Company

By: _____

Jonathan Tarajano, Project Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Tarajano, Project Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Project Manager of New Day Homes LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 13th day of April, 2021.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 April 13, 2021 (date of document).

Connie Taylor
Affiant Signature

4.13.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of April, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

