# WARRANTY DEED

Karen Johnson Davidson County
Batch# 705605 DEEDWARR
08/26/2021 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20210826-0115641

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00.

Affiant

Subscribed and sworn to me on this 25 day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 34645

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Vulfpeck, GP<br>2610 Westwood Drive<br>Nashville, TN 37204 | NEW OWNER | 119-13-0-216.00-CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **FRANCISCO J. VALDEZ**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **VULFPECK, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of College Heights of record in Plat Book 332, Page 19, 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 the same property conveyed to Francisco J. Valdez by Quitclaim deed from Norma Suyapa Valdez of record in Instrument No. 20200908-0101521 Register's Office for Davidson County, Tennessee, dated September 3, 2020 and recorded on September 08, 2020.

Being also known as 468 Radnor Street, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to the following:

1. Taxes for the year 2021, and all subsequent years, a lien due and payable, but not yet delinquent.
2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 19, Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.

**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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that his is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 25th day of August, 2021.

Francisco J. Valdez

**FRANCISCO J. VALDEZ**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Francisco J. Valdez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that heexecuted the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 25th **day of August, 2021.**

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Jennifer L. Jung

**Notary Public, State of Tennessee**

**My Commission Expires:** 7/9/2022

**Tennessee Certification of Electronic Document**

I, Jeremy H. Cherry, 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 25, 2021 (date of document).

Affiant Signature

August 25, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of August, 2021.

Notary's Signature

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
NOTARY'S SEAL

MY COMMISSION EXPIRES: 7/9/2022