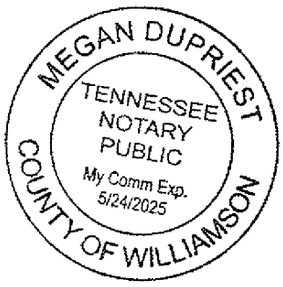
Karen Johnson Davidson County
Batch# 709629 DEEDWARR
09/02/2021 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20210902-0118645

Warranty Deed



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $279,900.00.

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2021.

Notary Public

My commission expires:

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:
Nisheet Sareen	New Owner(s)	119-01-0-310.00
316 Oriel Avenue		
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, **LAGUNAS OCHOA HOMES, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NISHEET SAREEN, A MARRIED 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. 100 on the Plan of Overhill City and W.H. Fox Subdivision, a part of Cumberland Nurseries Subdivision of record in Plat Book 332, Page 21, 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 100 fronts 50 feet on the Northerly side of Oriel Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Kennon Askew and Stephanie Askew, husband and wife, with tenancy by the entirety by Warranty deed from Patricia C. Pewitt, an unmarried woman of record in Instrument No. 20151109-0113948 Register's Office for Davidson County, Tennessee, dated November 06, 2015 and recorded on November 09, 2015.

Being the same property conveyed to Lesley Welch, an unmarried woman by Warranty deed from Kennon Askew a/k/a James Kennon Askew and Stephanie Askew, husband and wife of record in Instrument No. 20190403-0030439 Register's Office for Davidson County, Tennessee, dated April 02, 2019 and recorded on April 03, 2019.

Being the same property conveyed to Lagunas Ochoa Homes, LLC by Warranty deed from Lesley Welch, an unmarried woman of record in Instrument No. 20210322-0037510 Register's Office for Davidson County, Tennessee, dated March 17, 2021 and recorded on March 22, 2021.

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 316 Oriel Avenue, 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 30th day ofAugust, 2021.

Lagunas Ochoa Homes, LLC, a Georgia Limited Liability Company

By: _____
Guadalupe Lagunas, Authorized Member

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 Guadalupe Lagunas, Authorized Member, 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 Authorized Member of Lagunas Ochoa Homes, LLC, a Georgia 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 27th day ofAugust, 2021.

_____
Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8/30/2021.

Affiant Signature

8/31/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/31/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON