BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 731351 DEEDWARR
10/07/2021 10:46:27 AM 2 pgs
Fees: $13.00 Taxes: $765.90
20211007-0134815

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#Z68-114

ADDRESS NEW OWNER:
Rachel Hubbard
114 Five Oaks Drive
Nashville, TN 37217

SEND TAX BILL TO:
New Owner

MORTGAGEE:

New Owner

Parcel ID:
107-05-0A-114-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gloria M. Soler, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Rachel Hubbard, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 114 on the Plan of Five Oaks, formerly The Meadow, a Planned Unit Development of record in Plat Book 5200, Page 355, amended in Book 5784, Page 521, 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 Gloria M. Soler, an unmarried woman by Deed dated October 30, 2019 from Hector Basora Javier, a single man, recorded November 4, 2019, in Instrument Number 20191104-0113324, in the Official Records of Davidson County, Tennessee.

This is improved property known as 114 Five Oaks Drive, Nashville, TN 37217. Possession is to be given on October 1, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 1st day of October, 2021.

Gloria M. Soler

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gloria M. Soler, an unmarried woman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of October, 2021.

NOTARY PUBLIC

J DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$207,000.00**.

AFFIANT

Subscribed and sworn to before me on this 1st day of October, 2021.

NOTARY PUBLIC

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

My Commission Expires: