Name and Address of New Owner:
Daniel Martinez
357 Kingview Drive
Nashville, TN 37218
Send Tax Bills To:
New owner

Karen Johnson Davidson County
Batch# 747034 DEEDWARR
10/29/2021 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20211029-0145639

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 058-16-0-118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Solid Investments, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Martinez, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, Being Lot Number 109, Section 4A, Haynes Park, of record in Book 4860, Page 39, Registers Office for Davidson County, which plat reference is given for a more accurate description of said lot.

Said Lot Number 109 fronts 70.00 feet on the Easterly margin of Kingsview Drive and extends back 135.31 feet on the Northerly line and 133.34 feet on the Southerly line to a broken line in the rear, measuring 83.58 thereon.

Being the same property conveyed to Solid Investments, LLC by Warranty Deed from Emerald Creek Properties, of record in Instrument No. 20120814-0072564 Register's Office for Davidson County, Tennessee, dated August 10, 2012 and recorded on August 14, 2012. (Value of consideration shown in aforementioned deed $28,500.00.)

Being also known as 357 Kingview Drive, Nashville, Tennessee 37218.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of October, 2021.

Solid Investments, LLC, a Tennessee Limited Liability Company

By: _____
Jiles Ritchie, Member

State of Tennessee
County of Davidson

Before me, Sarah Lile of the state and county mentioned, personally appeared Jiles Ritchie, Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theMember of Solid Investments, LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 19th day of October, 2021.

Notary's Signature
My commission expires: 7-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of October, 2021.

Notary Public
My commission expires: 4/30/22
File No. 2021-1577

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

202110290145639

Certificate of Authenticity

I, Tiffany Rooker, 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 **10/19/2021**.

Date

Tiffany Rooker

Affiant Signature

10/19/221

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19th** day of **October**, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON