NEW OWNER:
Ronald C. Cina
40 Hubbard Street
Nashville, TN 37210

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-431

MAP & PARCEL
105-04-0R-002.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 747883 **DEEDWARR**
11/02/2021 01:20:23 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50

20211102-0146601

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS ($505,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Greentree Capital, LLC, a Kentucky Limited Liability Company** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Ronald Cina and Dana Cina, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Hubble Homes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Hubble Homes, of record in Instrument No. 20200812-0090096, 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 a portion of the same property conveyed to Greentree Capital, LLC, a Kentucky Limited Liability Company, by Warranty Deed from Rhythm and Homes Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200605-0057812 Register's Office for Davidson County, Tennessee, dated June 02, 2020 and recorded on June 05, 2020.

Being also known as 40 Hubbard Street, Nashville, TN 37210.

Return to:
[illegible] Title and Escrow, LLC
[illegible]212 21st Avenue South
[illegible]shville, TN 37212
[illegible]#: BELAM-21-49

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29 day of October, 2021.

Greentree Capital, LLC,
a Kentucky Limited Liability Company

By: _____
Steven M. Baas, Assistant Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Steven M. Baas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is Assistant Managing Member of, Greentree Capital, LLC the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 29 day of October, 2021.

_____
NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

AFFIANT

Sworn to and subscribed to before me this 29th day of October, 2021.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY