RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
~~SUITE 101~~
NASHVILLE, TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 2021.

Notary Public
COMMISSION EXPIRES: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 750502 DEEDWARR
11/08/2021 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20211108-0148563

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
805 NETHERLANDS DRIVE, LLC	805 NETHERLANDS DRIVE, LLC	075-16-0-017
4121 5th Ave NW (NAME) ~~805 Netherlands Drive~~	(NAME) 4121 5th Avenue N.W.	
NAPLES, FL 34119 (ADDRESS) ~~Hermitage, TN 37076~~	(ADDRESS) Naples, FL 34119	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Marnie Trahan, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **805 NETHERLANDS DRIVE, LLC, a Florida limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 38A on the plan of Zone Lot Division of Lots 31, 35, 36, 37 and 38, Meadows of Tulip Grove, Section 2, of record in Book 6250, page 754, as amended in Book 6250, page 999, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marnie Trahan, a single woman, their heirs and assigns by Deed dated November 13, 2018 from Henry Esteban Henao Silva, married, recorded November 21, 2018, in Instrument Number 201811210114532, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 805 Netherlands Drive (House Number) (Street) | Hermitage, TN (P.O. Address) (City or Town) | 37076 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs. successors and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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 2 day of November, 2021.

Marnie Trahan

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Marnie Trahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 2nd day of November, 2021.

S. Nixon Pressley

Commission Expires: 01/26/2025

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

I, Emily Prophet, 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 11.2.21 (date of document).

Affiant Signature

11.2.21

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of November, 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

RICHELLE B. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JUNE 21, 2025