Karen Johnson Davidson County
Batch# 751349 DEEDWARR
11/08/2021 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20211108-0149059

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $255,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of October, 2021.

Notary Public
My commission expires: 7/9/2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tenisha D. Wren	Hometown Lenders, Inc.	086-11-0A 059.00
133 Hermitage Woods Drive	350 The Bridge Street, Suites 116, 200 & 202	
Hermitage, TN 37076	Huntsville, AL 35806	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACKS BABY ENTERPRISES, LLC, a Missouri Limited Liability Company,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TENISHA D. WREN, an unmarried woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, described as being Unit No. 4, Building No. 2 in a Horizontal Property Regime, as shown on the Condominium Site Plan of Revised Phases 2 and 2A, Hermitage Woods Condominium Apartments (Raintree Village) as of record in Book 4860, Pages 62, 63 and 64, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Jacks Baby Enterprises, LLC, by Warranty Deed dated 5/6/2021, from Albert Suastegui and Frida Chida, husband and wife, of record in Instrument Number 20210510-0062375, Register's Office for said County.

Also being the same property conveyed to Alberto Suastegui and Frida Chida, husband and wife, by Quitclaim Deed dated 10/28/2020, from Alberto Suastegui, married, of record in Instrument Number 20201030-0126661, Register's Office for said County.

Also being the same property previously conveyed to Alberto Suastegui, married, by Warranty Deed dated 09/03/2014 from Robert G. Connelly and Joey L. Bowman, Co-Executors of the Estate of Freda R. Connelly, of record in Instrument Number 20140904-0080903, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 133 Hermitage Woods Drive, Hermitage, TN 37076.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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 my hand this the 22nd day of October, 2021.

Jacks Baby Enterprises, LLC

Kim Y. Jackson-Purnell, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Kim Y. Jackson-Purnell,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Sole Member of the within named bargainor, a LLC, and that she, as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Kim Y. Jackson-Purnell as such Sole Member.

Witness my hand and official seal this 22nd day of October, 2021.

My Commission Expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-22-21.

Affiant Signature

11/3/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 3 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY