WARRANTY DEED

Karen Johnson Davidson County
Batch# 758560 **DEEDWARR**
11/19/2021 02:31:08 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20211119-0154333

B-LB-21-5028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gabriel Torres and Pamela Torres	**Legends Bank**	
(NAME)	(NAME)	**098-09-0-011.00**
5028 John Hager Rd	**310 N. First Street**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Clarksville, TN 37040**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AS-IS TWINS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GABRIEL TORRES AND PAMELA TORRES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 on the Plan of Final Plat Windchase, Phase 2 of record in Plat Book 9700, Page 899, 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 David Billings, an unmarried person by Warranty deed from Ralph D. Cook and wife, Joni Cook of record in Instrument No. 20021011-0124746 Register's Office for Davidson County, Tennessee, dated May 23, 2002 and recorded on October 11, 2002. (Value of consideration shown in aforementioned deed $176,000.00.)

Being the same property conveyed to As-Is Twins, LLC, a Tennessee Limited Liability Company by Quitclaim deed from David Billings, an unmarried person of record in Instrument No. 20190104-0000993 Register's Office for Davidson County, Tennessee, dated January 03, 2019 and recorded on January 04, 2019. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable but not yet delinquent
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 899, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10969, Page 417 and Book 11446, Page 554, Register's Office for Davidson County, Tennessee
- Easement of record in Book 1280, Page 445, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water/Sewer of record in Book 11497, Page 571, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5028 John Hager Rd, Hermitage, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the 12 DAY OF NOVEMBER, 2021.

As-Is Twins, LLC, a Tennessee Limited Liability Company

BY: _____
Gary C. Baker
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY C. BAKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of AS-IS TWINS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of November, 2021.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212