Karen Johnson Davidson County
Batch# 769278 DEEDWARR
12/07/2021 12:06:53 PM 2 pgs
Fees: $13.00 Taxes: $1,209.90

20211207-0162057

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Road, Suite 115
Memphis, TN 38120
11-MEM21-07898
TG: 9996140

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF ~~November~~ December, 2021.

Sydney Simpson

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SYDNEY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Residential Home Buyer Nashville, LLC PO Box 4090 Scottsdale, AZ 85261	**Residential Home Buyer Nashville, LLC** PO Box 4090 Scottsdale, AZ 85261	**183 050A 266.00**

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nulbio Navarro, a married man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Residential Home Buyer Nashville, LLC, a Delaware Limited Liability Company,** hereinafter called the Grantees, their 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. 460 on the Plan of October Woods, Phase 4, Section 7A, a Planned Unit Development, of record in Instrument No. 20000907-0088379, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Derivation Clause: Being the same property conveyed to Grantor herein by way of **Cash Deed** of record at **Instrument No. 201000902-0069936** in the Register's Office of **Shelby** County, Tennessee;

Maria Hernandez Correa, spouse of **Nulbio Navarro**, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he/she may have in the aforedescribed property by virtue of his/her marriage to **Nulbio Navarro**.

This property is improved property known as: **5624 Craftwood Ct., Antioch, TN 37013**

Permitted Encumbrances: Subdivision restrictions, building lines and easements of record in Plat Instrument 20000907-0088379 and Boundary Plat Book 7900, Page 909; Easement(s) of record in BOOK 11367, PAGE 161; BOOK 9607, PAGE 427; BOOK 8443, PAGE 75; Declaration of Covenants, Conditions and Restrictions of record at BOOK 9840, PAGE 276 , 20001003-0097964; BOOK 5047, PAGE 656 AND BOOK 5047, PAGE 661; Conveyance of Open Space to October Woods HOA of record in Instrument Number 20001109-0111744 and Instrument Number 20130523-0052439; By-Laws of October Woods Homeowners' Association, Inc. of record in Book 9840, Page 267; Charter of October Woods Homeowners' Association, Inc. of record in Book 9840, Page 259; all in the Said Register's Office.

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. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 30th day of **November**, 2021

Nulbio Navarro
Nulbio Navarro

Maria Hernandez Correa
Maria Hernandez Correa

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public in and for said State and County, **Nulbio Navarro** and Maria Hernandez Correa, husband and wife the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of **November**, 2021

Robin Zaleski
Notary Public

My Commission Expires: 09/21/2024 (SEAL)

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY