Karen Johnson Davidson County
Batch# 789951 DEEDWARR
01/13/2022 01:22:23 PM 2 pgs
Fees: $13.00 Taxes: $2,182.63
20220113-0005245

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RUTH M. FORAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-23-2023

THIS INSTRUMENT WAS PREPARED BY
Royal Title and Escrow, 1536 Rock Springs Rd. Smyrna, TN 37167 ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Rebecca Lynn Pugliese and Ryan Tyler Sims	Legacy Home Loans LLC	091-10-3B-002.00-CO
(NAME) 5711 Robertson Ave	(NAME) 4004 Hillsboro Pike Suite 216B	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Eighty-Nine Thousand Nine Hundred And No/100 Dollars ($589,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LIBERTY INVESTMENTS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA PUGLIESE AND RYAN SIMS, WIFE AND HUSBAND** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit B, of the 5709 Robertson Ave, as established in Master Deed of record at Instrument No. 20200818-0092558, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 5709 Robertson Ave, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Master Deed at Instrument No. 20200818-0092558, 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 Liberty Investments, LLC by Warranty deed from Charles D. McNabb, an unmarried man of record in Instrument No. 20190822-0084667 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 22, 2019.

unimproved ☐
This is improved ☒ property, known as 5711 Robertson Ave, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (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 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 successors and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 11th day of January, 2022.

Liberty Investments LLC

BY: _____
Surajit Chaudhury, Member

BY: _____
Rasik Patel, Member

State of Tennessee

County of Rutherford

Before me, Ruth Foran of the state and county mentioned, personally appeared Surajit Chaudhury with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the member authorized to execute the instrument , the within named bargainor, a corporation, and that such president or officer as such the managing member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Surajit Chaudhury.

Witness my hand, at office, this 11th day of January, 2022

_____
Notary's Signature

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-23-2023

State of Tennessee

County of Rutherford

Before me, Ruth Foran of the state and county mentioned, personally appeared Rasik Patel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the member authorized to execute the instrument , the within named bargainor, a corporation, and that such president or officer as such as Member , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Rasik Patel.

Witness my hand, at office, this 11th day of January, 2022

_____
Notary's Signature

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-23-2023