WARRANTY DEED

Karen Johnson Davidson County
Batch# 790389 DEEDWARR
01/14/2022 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220114-0005786

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.24.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-122679

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pedro Alvarez	Guaranteed Rate, Inc.	
(NAME) 377 Ash Grove Drive	(NAME) 3940 N. Ravenswood	162-05-0-059.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($435,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JJ ART CONSTRUCTION LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEDRO ALVAREZ, _____-, 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:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Southwood of record in Plat Book 2663, Page 125, 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 Don Reynolds, unmarried man by Warranty deed from Tracy Gaylord and husband Alton Embry of record in Instrument No. 20040309-0026872, Register's Office for Davidson County, Tennessee, dated February 27, 2004 and recorded on March 09, 2004 and Re-recorded on March 23, 2004 in Instrument No. 20040323-0032486.

Being the same property conveyed to Classic Building Services LLC by Warranty deed from Don Reynolds, an unmarried man of record in Instrument No. 20201120-0137052, Register's Office for Davidson County, Tennessee, dated November 16, 2020 and recorded on November 20, 2020.

Being the same property conveyed to JJ Art Construction LLC by Warranty deed from Classic Building Services, LLC of record in Instrument No. 20210226-0024382, Register's Office for Davidson County, Tennessee, dated February 23, 2021 and recorded on February 26, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 377 Ash Grove Drive, Nashville, TN 37211
(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 heirs 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 my/our hand(s) this the 5th day of January, 2022

JJ Art Construction LLC

BY:_____
Juan Manuel Pena
Member

BY:_____
Juan Ramos
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

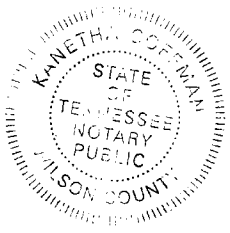
On this the 5th day of January, 2022, before me personally appeared Juan Manuel Pena and Juan Ramos, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of JJ Art Construction LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of January, 2022.

_____
Notary Public

My Commission Expires: 6/26/23

(SEAL)



Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 1/5/2022 (date of document).

Date: 1/5/2022

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 10th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6.13.22