Karen Johnson Davidson County
Batch# 794590 DEEDWARR
01/24/2022 11:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20220124-0008654

Name and Address of New Owner:
Darin Lee Hubbard and Amanda Marie Hubbard
2650 Faust Ave
Long Beach CA 90815

Send Tax Bills To:

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 07109008500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Seminary Street LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Darin lee Hubbard and Amanda Marie Hubbard, husband and wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property 1:
Being Lots 190 and 191, Scruggs Sub Brooklyn Heights, as recorded in Book 332, page 140, Register's Office Davidson County, Tennessee.

Said Lot 191 fronts 40 feet on the westerly side of Kassia Street and runs back westerly between parallel lines 140 feet to an alley. Said Lot 190 fronts 40 feet on the westerly side of Kassia Street and runs back 140 feet on the southerly side to an alley and runs back 151 feet, to the northerly side along the southerly margin of Brooks Ave to an alley and measuring 96.5 feet on said alley.

Being the same property conveyed to Seminary Street LLC by Quitclaim Deed to Seminary Street LLC, for the purpose of reestablishing the underlying lot line and obtaining separate map and parcels, recorded on September 23, 2021, of record in Instrument No. 20210923-0128190, Register's Office for Davidson County, TN.

Being the same property conveyed to Seminary Street LLC by Warranty Deed from Anita Kinzer, a single person, recorded on April 7, 2021, of record in Instrument No. 20210407-0056184, Register's Office for Davidson County, TN.

Being the same property conveyed to Lucian F. Key*, a single person and Anita Kinzer, a single person, as tenants in common with rights of survivorship, by Quitclaim Deed from Lucian F. Key, a single person, for the expressed purpose of creating a tenancy in common with rights of survivorship, of record in Instrument No. 20110620-0047304 Register's Office for Davidson County, Tennessee, dated June 20, 2011 and recorded on June 20, 2011.

Lucian F. Key having died on August 31, 2012.

Property 2:

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of January, 2022.

Seminary Street LLC

_____(SEAL)

By: Jose Manuel Reyes, Member

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jose Manuel Reyes with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Seminary Street LLC the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Seminary Street LLC by himself as Authorized Agent.

Witness my hand, at office, this 7 day of January, 2022.

Please See Attached certificate

Notary Signature
My commission expires: 3/27/25

AFFIDAVIT OF VALUE

STATE OF TN)
)
COUNTY OF Sumner)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Ashley Nalls
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

Sworn to and subscribed before me this 7th day of January, 2022.

Notary Public
My commission expires: 5/20/24
File No. 2021-3917-BT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA

County of LOS ANGELES

On January 7th 2022 before me, Dawayne Alan Stepter, Notary Public, personally appeared

José Manuel Reyes

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature of Notary Public

DAWAYNE ALAN STEPTER
COMM # 2353079
Los Angeles County
California Notary Public
Comm Exp Mar. 27, 2025

--------OPTIONAL DATA FOR SECURITY --------

Name of Document: _____

Document Date: _____

Number of Pages: _____

Number of Signatures Notarized (circle): 1 2 3 4 Other: _____

Thumbprint

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Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/13/2022 ____ (date of document).

Affiant Signature

01/13/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of January, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025