Karen Johnson Davidson County
Batch# 796250 DEEDWARR
01/27/2022 11:33:45 AM 2 pgs
Fees: $13.00 Taxes: $1,796.35
20220127-0009895

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE, COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way, Suite 115 Brentwood, TN 37027 P22-10027-PL	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$485,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OFJANUARY, 2022. Notary Public MY COMMISSION EXPIRES: 10/2/23 (AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kurt Jeffrey Faires, Jr.	Kurt Jeffrey Faires, Jr.	
1708 12th Avenue N	1708 12th Ave. N	081-110-460.00
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ernesto Rodriguez, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kurt Jeffrey Faires, Jr., a single man,**

HEREINAFTER CALLED THE GRANTEE, HIS 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 part of Lot No. 122 on the Plan of D.T. McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 122 fronts 50 feet on the Easterly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines 154 to an alley.

Being the same property conveyed to Ernesto Rodriguez by Warranty deed from Music City Holdings, LLC, A Texas Limited Liability Company of record in Instrument No. 20210927-0129734 Register's Office for Davidson County, Tennessee, dated September 22, 2021 and recorded on September 27, 2021.

The subject property was never the principal residence of the Grantor or the Grantors spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and will be paid by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as: **1708 12th Avenue N, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his 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 21st day of January, 2022.

Ernesto Rodriguez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ernesto Rodriguez,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of January, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY