Karen Johnson Davidson County
Batch# 808028 DEEDWARR
02/18/2022 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,304.25
20220218-0018863

WARRANTY DEED

ANTHONY WILLIAM WATHEY
Notary Public - State of Florida
Commission # GG 198570
My Comm. Expires Mar 21, 2022

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $352,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/[illegible]/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-21-2022

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road160
Brentwood, TN 37027
file # 2022-3022

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jorge Alexander Velez	Jorge Alexander Velez	063-16-0C-077.00-CO
5320 Southfork Boulevard	5320 Southfork Blvd	
Nashville, TN 37138	Nashville, TN 37138	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

House Wren Properties, LLC, a Tennessee Series Limited Liability Company, Series No.11-01

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jorge Alexander Velez, a single man, as sole ownership

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 77 on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A , filed for record in Instrument No. 200107030070299, to Instrument No. 20031031-0160338 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being a portion of the same property conveyed to House Wren Properties, LLC, a Tennessee Series Limited Liability Company, Series No.11-01 by Warranty deed from F. Mark Baker and wife, Donna P. Baker of record in Instrument No. 20110912-0070294 Register's Office for Davidson County, Tennessee, dated September 09, 2011 and recorded on September 12, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5320 Southfork Boulevard Nashville, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on February 4, 2022.

House Wren Properties LLC, a Tennessee Series Limited Liability Company, Series No. 11-01

By: _____
Mark Wren, Member

By: _____
Deborah Wren, Member

STATE OF FL
COUNTY OF Sarasota

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mark Wren and Deborah Wren, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members (or other officer authorized to execute the instrument) of House Wren Properties, a Tennessee Series Limited Liability Company, Series, No. 11-01, the within named bargainor, a Tennessee limited liability company, and that Mark Wren and Deborah Wren as such Members executed the foregoing instrument for the purposes therein contained.

_____
Notary Public

My Commission Expires: 3-21-2022

File #: 2022-3022
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
270 Franklin Road, Suite 160
Brentwood, TN 37027

ANTHONY WILLIAM WATHEY
Notary Public - State of Florida
Commission # GG 198570
My Comm. Expires Mar 21, 2022

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 2/4/22 (date of document).

Affiant Signature

2/8/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of February, 2022.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025

202202180018863