Karen Johnson Davidson County
Batch# 809817 DEEDWARR
02/23/2022 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20220223-0020444

WARRANTY DEED

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~10th~~ 11th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lucia Martinez	New Owner	1480100200 co
(NAME)	(NAME)	
330 Dade Drive, Unit B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **WR Investment Properties, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lucia Martinez, a single woman,** 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 and being all of Unit B, Dade Homes, a Horizontal Property Regime with Private Elements, as established by the Declaration of Protective Covenants and Conditions and Restrictions for Dade Homes, a Planned Unit Development, of record in Instrument No. 20210928-0130100, Register's Office for Davidson County, Tennessee, and as depicted on the Site Plan attached thereto as Exhibit B, to which plan reference is hereby made for a more accurate and complete description of said unit.

Being the same property conveyed to WR Investment Properties, LLC, by deed of record in Instrument No. 20211001-0132256, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 330 Dade Drive, Unit B, Nashville, TN 37211
(House Number) (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 hands this 10th day of February, 2022.

WR Investment Properties, LLC

Peyman Khari Noman Member
By: Peyman Khari Noman, Member

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peyman Khari Noman, 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 of WR Investment Properties LLC, the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the WR Investment Properties, LLC as Member.

WITNESS my hand and seal this 10th day of February, 2022.

Hilary Mohsenzadeh
Notary Public
My Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 02/10/2022 (date of document).

Jennifer Russell
Affiant Signature

02/11/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th day of February 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

