Karen Johnson Davidson County Batch# 821117 DEEDWARR 03/14/2022 08:08:30 AM 3 pgs Fees: $18.00 Taxes: $1,100.75 20220314-0029047	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $297,500.00 Affiant Subscribed and sworn to before me, this 3rd day of March 2022. Notary Public My commission expires: 7/25/25

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christian Vizarretea Mijangos **Adriana Cervantes Carmona**	**New Owner**	**08601000200**
6002 Panama Dr		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

TN Ventures, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christian Vizarretea Mijangos and Adriana Cervantes Carmona, husband and wife

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. 2, on the Plan of Dodson Heights, of record in Plat Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to TN Ventures, LLC, a Tennessee limited liability company, by Quitclaim Deed from The Secretary of Veterans Affairs, dated February 3, 2015, of record in Instrument No. 20150212-0012917, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 6002 Panama Dr, Hermitage, TN 37076.

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 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.

TN Ventures, LLC

By: _____ Date: 3/3/22
Damien Shoemake, Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Damien Shoemake, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged himself to be the Member of TN Ventures LLC, a Tennessee limited liability company, the within named bargainor, and as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Damien Shoemake as such Member, and attesting the same.

Witness my hand, at office, this 3rd day of March 2022, _____.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25



Certificate of Authenticity

I, Mark B. Hewlett, 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 3/3/22.

Date

Affiant Signature

3/3/22

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 3rd day of March, 2022.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.