Karen Johnson Davidson County
Batch# 824585 DEEDWARR
03/18/2022 09:07:16 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20220318-0031539

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of March, 2022.

Notary Public

My commission expires: 3-25-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Crystal Ann Tamayo	Highland Residential Mortgage, LTD	043-05-0-089.00
741 Cedarcrest Avenue	950 W Bethany Drive, Ste 89	
Madison, TN 37115	Allen TX 75013	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRYSTAL ANN TAMAYO, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of Resubdivision of Lots 19 & 20, Block "E" of Crestview Estates of record in Plat Book 5190, Page 124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JRG Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Ronnie Lynn Pepper, Co-Trustee and J.D. Shepherd, Co-Trustee of The Pepper Family Trust Dated July 26, 1995 of record in Instrument No. 20160908-0094751 Register's Office for Davidson County, Tennessee, dated September 02, 2016 and recorded on September 08, 2016.

Being a portion of the same property conveyed to Sun Valley Properties, LLC, (Inadvertantly referred to as SunValley Homes, LLC on Prior Deed) a Tennessee limited liability company by Quitclaim deed from JRG Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20210524-0069724 Register's Office for Davidson County, Tennessee, dated March 5, 2021 and recorded on May 24, 2021.

Scrivener's affidvait correcting the vesting of record in Instrument No. 20220318-0031538 Register's Office for Davidson County, Tennessee dated March 16th, 2022 and recorded on 3/18/22, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 741 Cedarcrest Avenue, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of March, 2022.

Sun Valley Properties, LLC, a Tennessee Limited Liability Company

By: _____
J. Brandon Miller, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named J. Brandon Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Representative of Sun Valley Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of March, 2022.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025