This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15775-MC

Karen Johnson Davidson County
Batch# 827566 DEEDWARR
03/24/2022 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20220324-0033928

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $278,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of March, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Southeast Investment Capital Group LLC 1426 12th Ave. South Nashville, TN 37203	BD Capital, LLC 67 Mountain Boulevard 201 Warren, NJ 07059	060 07 0 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gemini Cabral-Jeronimo f/k/a Gemini Cabral, an unmarried woman** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Southeast Investment Capital Group LLC, a Delaware Limited Liability Company**, 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:

All that Certain Parcel of Land situate in the County of Davidson, State of Tennessee, described as Follows:Being Lot No. 26 on the Plan of Section Six, Hillhurst Acres, as record in Book 2854, Page 62, Register's Office for Davidson County, Tennessee. Said Lot No. 26 fronts 87 feet on the Northerly side of Lyndale Drive and runs back 204.5 feet on the Easterly Line and 226.6 Feet on the Westerly Line to a dead line in the rear on which it measures 106.1 feet.

Being the same property conveyed to Gemini Cabral, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20120910-0081520, in the Register's Office of Davidson County, Tennessee, dated August 10, 2012 and recorded on September 10, 2012.

Gemini Cabral-Jeronimo and Gemini Cabral is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **3013 Lyndale Drive, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of March, 2022.

GRANTOR:

Gemini Cabral-Jeronimo

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gemini Cabral-Jeronimo, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of March, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202203240033928

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 March 4, 2022.

Storey Carver
Affiant Signature

3/4/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of March 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

