This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16370-CC

Karen Johnson Davidson County
Batch# 828522 DEEDWARR
03/25/2022 10:09:11 AM 2 pgs
Fees: $13.00 Taxes: $258.63
20220325-0034611

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $69,900.00.

Affiant

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Subscribed and sworn to before me, this the 21st day of March, 2022.

Notary Public
My Commission Expires: 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Gumaro Vega-Rivera 5769 Mount View Rd. Antioch, TN 37013	New Owner	156-02-0-007.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Midtown Capital, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Gumaro Vega-Rivera**, hereinafter called the Grantee, his 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. 240 on the Plan of Harpeth Valley Park, Section 2 of record in Book 3700, Page 129, 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 a portion of the same property conveyed to Midtown Capital, LLC, a Tennessee limited liability company, by Warranty Deed from R & S Rental Properties, LLC, a Tennessee limited liability company, dated July 31, 2020, and recorded on July 31, 2020, of record in Instrument No. 20200731-0084718, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **705 Harpeth Knoll Court, Nashville, TN 37221**

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 its 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 21st day of March, 2022.

GRANTOR:

Midtown Capital, LLC,
a Tennessee limited liability company

By: _____
Farzad Kamtarin, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Farzad Kamtarin, Member the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of Midtown Capital, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of March, 2022.

_____
Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY