Karen Johnson Davidson County
Batch# 829437 DEEDWARR
03/28/2022 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220328-0035311

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 315,000.00

Josephine Sanchez
Affiant

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and Sworn before me this 24th day of March, 2022.

Elissa Schmidt
Notary Public
My commission expires: 9/8/2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Domingo Vicente 1216 Bell Grimes Lane, Nashville, TN 37207	New Owner 1216 Bell Grimes Lane Nashville, TN 37207	041-07-0-032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Fairlane Invest, LLC, a Tennessee Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Domingo Vicente, married man,** "the Grantee," the following described real estate in Davidson, Tennessee:

BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF 1214 BELL GRIMES LN(PARCEL 04107003300) ON THE NORTH RIGHT OF WAY OF BELL GRIMES LN, TRAVEL THENCE ALONG AND WITH THE NORTH MARGIN OF BELL GRIMES LN N 82-00-14 W 68.00'N TO A POINT ON THE SOUTHEAST CORNER OF 1218 BELL GRIMES LN(PARCEL 04107003100), THENCE ALONG AND WITH 1218 BELL GRIMES EAST LINE N 07-59-46 E 200.00° TO AN IRON PIN ON THE SOUTH LINE OF 3799 MARYDALE DR(PARCEL 04107009300) TRAVEL THENCE ALONG AND WITH 3799 & 3801 MARDALE DR(PARCEL 04107009400) S 82-00-14 E 68.00° TO AN IRON PIN AT THE NORTHWEST CORNER OF 1214 BELL GRIMES LN, THENCE ALONG AND WITH 1214 BELL GRIMES LN S 07-59-46 W 200.00' TO

AN IRON PIN AT THE POINT OF BEGINNING, CONTAINING 13,600 SF OR 0.31 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY ELKINS SURVEYING COMPANY DATED 12/14/2021.

Being the same property conveyed to Neil B. Chaffin, married by Warranty Deed from Sarah Knight, an unmarried woman of record in Instrument No. 20190405-0031175 Register's Office for Davidson County, Tennessee, dated April 4, 2019 and recorded on April 5, 2019.

Being the same property conveyed to Fairlane Invest, LLC, by Warranty Deed from Neil B. Chaffin, married, dated: 12/20/2021, recorded: 12/28/2021, in Instrument No. 20211228-0170619 in Register's Office for Davidson County, Tennessee

This is [X] improved [ ] unimproved property known as 1216 Bell Grimes Lane, Nashville, TN 37207 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17 day of March, 2022

Fairlane Invest, LLC, a Tennessee Limited Liability Company

By: _____
Benjamin Jones, Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, of the state and county mentioned, personally appeared Benjamin Jones, 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 Fairlane Invest, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member, he or she executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as its Member.

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

_____
Notary Signature

My Commission Expires:



Certificate of Authenticity

I, Holly A Mason, 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 3/17/22.

Affiant Signature

3/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of March, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-25