THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220239654

Karen Johnson Davidson County
Batch# 836541 **DEEDWARR**
04/08/2022 11:16:23 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20220408-0041319

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2022.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vintage South, LLC. P.O. Box 158434 Nashville, TN 37215	New Owner	Tax Parcel ID No. 117-13-0-022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Caroline Hart Cubillo and Ronald Jesus Cubillo Jimenez, as tenants by the entireties** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vintage South, LLC, a Tennessee limited liability company**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 9 , as shown on the map entitled Plan of Vailwood Heights, of record in Plat Book 1835, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Ron Mills, Trustee of the Caroline Patricia Hart 2008 Trust u/a/d January 15, 2008, by deed from J. Gregory Bowers and Nan A. Bowers, Husband and wife, of record in Instrument No. 20150727-0073486 , dated July 24, 2015 , said Register's Office.

Being further conveyed to Caroline Hart Cubillo, by quitclaim deed from Ron Mills, Trustee of the Caroline Patricia Hart 2008 Trust u/a/d January 15, 2008 ,of record as Instrument No. 20210712-0093304, dated June 11, 2021, said Register's Office.

Caroline Hart Cubillo conveyed her interest to CAROLINE HART CUBILLO and my husband, RONALD JESUS CUBILLO JIMENEZ, AS TENANTS BY THE ENTIRETIES, by quitclaim deed of record in Instrument No. 20210824-0114378, dated August 21, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 117-13-0-022.00.

Matters shown on the Plan of record in Plat Book 1835, page 32, said Register's Office.
Restrictive Covenants contained in instrument of record in Book 1318, page 332, said Register's Office.

Water contract of record in Book 1037, page 572, said Register's Office.

This is improved property located at 4020 Skyline Drive Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of March, 2022.

Caroline Hart Cubillo

Ronald Jesus Cubillo Jimenez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caroline Hart Cubillo and Ronald Jesus Cubillo Jimenez, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2022.

Notary Public
My Commission Expires: 5/5/2022

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN