Karen Johnson Davidson County
Batch# 857637 DEEDWARR
05/18/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,150.70
20220518-0057423

Prepared by:
Quality Title Group, LLC
6389 N. Quail Hollow, Suite 201
Memphis, TN 38120

Firm File No.: 22-5050

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of May, 2022, by and between **Purple Rose Investments, LLC, an Arizona Limited Liability Company,** party of the first part, hereinafter called Grantor and **Ryan Michael Hinlo,** party of the second part, hereinafter called Grantee.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot 65, on the Plan of Bordeaux Hills Addition, of record in Book 4460, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Purple Rose Investments, LLC., an Arizona Limited Liability Company, by Warranty Deed from Adrian Davis and Carmen Davis, dated December 8, 2021, of record in Instrument No. 20220103-0000729, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, hereinafter called Grantee, his/her/its/their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said parties of the second part, hereinafter called Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except for Restrictions of record in Book 4495, Page 859, said Register's Office; All matters as shown on the plat of record in Plat Book Book 3600, Page 49, Register's office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record; any and all county taxes for the year 2022 and all subsequent years.

The party of the first part further warrants that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Purple Rose ~~Investments~~ LLC

By: _____, President
Emanuel Cabria, President

STATE OF Arizona
COUNTY OF Maricopa

On this 5 day of May, 2022, before me personally appeared Emanuel Cabria, President of Purple Rose Investments LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of May, 2022.

_____
Notary Signature
My commission expires: 7/29/24

Jennifer Sutzaberger
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-29-24
Commission No. 592753

Property Owner & Address: Ryan Michael Hinlo,
3236 Briarwick Dr.
Nashville, TN 37218

Tax Parcel No: 080-08-0-353.00

Property Address: 3236 Briarwick Drive
Nashville, TN 37218

Mail Tax Bills To: Ryan Michael Hinlo,
3236 Briarwick Dr.
Nashville TN 37218

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is ~~$45,000.00~~ *$311,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

*$311,000.00

_____
~~Affiant~~

SUBSCRIBED AND SWORN TO before me this 6th day of May, 2022

_____
Notary Public

LAURA GATES
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 5-22-24

After Recording Return to:

Quality Title Group, LLC
6389 N Quail Hollow, Ste 201
Memphis, TN 38120

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/5/2022 (date of document).

Jennifer Russell
Affiant Signature

5/6/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of May 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

