Karen Johnson Davidson County
Batch# 867190 DEEDWARR
06/03/2022 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220603-0064513

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$500,000.00.** MS Affiant Subscribed and sworn to before me, this the 27th day of May, 2022. Notary Public My commission expires: 3-7-23 (AFFIX SEAL)

T.P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ariane Joy Shanks **Benjamin Dillon Shanks**	New Owner	**Map 041-15-0 Parcel 003.00**
3900 Bellshire Court		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Funez Realty Investment, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ariane Joy Shanks and Benjamin Dillon Shanks

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 412 on the Plan of Bellshire Estates, Section "B", of record in Plat Book 2331, Pages 128 and 129, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Funez Realty Investment, LLC, a Tennessee limited liability company, by Deed from Charlotte F. Brinson, individually, Charlotte F. Brinson, Heir-at-Law of Gary Lee Hauck, Charlotte F. Brinson, Heir-at-Law of Jeff Lynn Hauck, Wilson Lloyd Hauck, Heir-at-Law of Gary Lee Hauck, and Wilson Lloyd Hauck, Heir-at-Law of Jeff Lynn Hauck, of record in Instrument No. 20201210-0144277, Register's Office for Davidson County, Tennessee, and Scrivener's Affidavit of record in Instrument No. 20210517-0065900, said Register's Office.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2331, Pages 128 and 129, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances of record in Book 6218, Page 238, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **3900 Bellshire Court, Nashville, TN 37207**

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

Witness my/our hand(s) this **27th** day of **May, 2022.**

Funez Realty Investment, LLC, a Tennessee limited liability company

By: Junlan Jiang, member.
Junlan Jiang, as Member

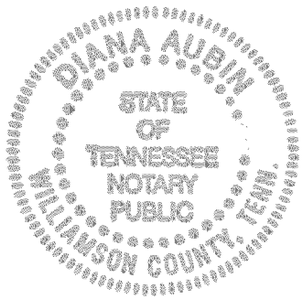
By: David Funez Mendez member
David Funez Mendez, as Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Junlan Jiang and David Funez Mendez,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of **Funez Realty Investment, LLC, a Tennessee limited liability company**, the within named bargainor, a **Tennessee limited liability company,** and that they as such Members, being authorized to do so, executed the within instrument for the purposes therein contained, by signing the name of the limited liability company by themselves, as such Members.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **May, 2022.**

Diana J Aubin
Notary Public



My Commission Expires: 10-7-23

Certificate of Authenticity

I, Nick Harris, 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 5/27/2022.

Date

Affiant Signature

5/27/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of May, 20 22.

Notary's Signature

My Commission Expires: 3.7.23

Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY