This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $360,000.00.

Madelyn Grace
Affiant

Subscribed and sworn before me this the 26th day of May, 2022.

D J Gall
Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 868370 DEEDWARR
06/07/2022 11:04:46 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20220607-0065090

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Leo Palomares LP 966 GREEN OAK LANE GLENDORA, CA 91741	New Owner	064-09-0B 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, COREY E. STREETER AND KRISTIN STREETER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LEO PALOMARES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of Homes at 4114 Church Street, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170329-0030683, as amended by First Amendment of record in Instrument No. 20170525-0052376, Register's Office for said County, and being shown on plan attached as Exhibit A to said First Amendment, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Corey E. Streeter and Kristin Streeter, husband and wife, by deed dated 03/29/2017, from Raymond E. Perryman, a married person, of record in Instrument No. 20170329-0030684, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4114 Church St, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

CS KS

Witness my hand this the 25th day of May, 2022.

Corey E. Streeter

Kristin Streeter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Corey E. Streeter and Kristin Streeter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 2022.

My commission expires:
9-6-22

Notary Public

