WARRANTY DEED

Karen Johnson Davidson County
Batch# 872282 DEEDWARR
06/15/2022 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $5,827.50
20220615-0068529

DM-CRE-22-2613B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richardo Val Ybarra and Jennifer Wallace Ybarra	Same	
(NAME)	(NAME)	**118023X00200CO**
2613 B West Kirkwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRANT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARDO VAL YBARRA AND JENNIFER WALLACE YBARRA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 2613 West Kirkwood Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2613 West Kirkwood Avenue, a Horizontal Property Regime, of record in Instrument No. 20210111-0004840 and Amendment recorded in Instrument No. 20210315-0034136 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Grant Ventures, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Black Star Holdings, LLA, a Tennessee Limited Liability Company, of record in Instrument No. 20210209-0018436, in the Register's Office of Davidson County, Tennessee, dated February 08, 2021 and recorded on February 09, 2021.

Being part of the same property conveyed to Blackstar Holdings, LLC, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20210105-0001480, in the Register's Office of Davidson County, Tennessee, dated December 21, 2020 and recorded on January 5, 2021.

Being the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company, by Warranty Deed from Robert Sanchez, unmarried and Ryan Sanchez, unmarried, tenants in common with rights of surviv, of record in Instrument No. 20201229-0154084, in the Register's Office of Davidson County, Tennessee, dated December 21, 2020 and recorded on December 29, 2020.

Being the same property conveyed to Robert Sanchez, unmarried and Ryan Sanchez, unmarried, Tenants in Common with Rights of Survivorship, by Warranty Deed from Polymathic Properties Inc., of record in Instrument No. 20150731-0075676, in the Register's Office of Davidson County, Tennessee, dated July 28, 2015 and recorded on July 31, 2015.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 118023X00200CO
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Geo. I. Waddey's Resubdivision Lots 7 & 8, Dodd & Woodard Sub, as recorded in Plat Book 421, Page(s) 175; .
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210111-0004840 and Amendment recorded in Instrument No. 20210315-0034136.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2613 B West Kirkwood Ave, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 6 DAY OF JUNE, 2022.

Grant Ventures, LLC

BY: _____
Louise Gilchrist Grant
Member

BY: _____
Frank Thompson Grant
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUISE GILCHRIST GRANT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GRANT VENTURES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of June, 2022.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK THOMPSON GRANT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GRANT VENTURES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of June, 2022.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Lindsay Philpot, 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 June 8th 2022.

Date

Affiant Signature

June 8th 2022

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 8th day of June, 2022.

Notary's Signature

My Commission Expires: 05-21-2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY