Karen Johnson Davidson County
Batch# 877637 DEEDWARR
06/24/2022 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220624-0072475

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Raymundo Cervantes
6000 Cane Ridge Road
Antioch, Tennessee 37013

SEND TAX BILL TO:
NEW OWNER

MORTGAGEE
FCM
275 Robert Rose Dr.
Murfreesboro TN 37129

MAP **182**
GROUP **00 0**
PARCEL **103.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sox Rentals LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Raymundo Cervantes and Marisela Garcia Roman, husband and wife**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 6 of a survey of the Charles C. Bonds tract acquired by Deed of Record in Book 4886, Page 894, Register's Office for Davidson County, Tennessee and more particularly described according to a survey by Billy Carl Tomlin, surveyor, dated May 1, 1975, as follows: Beginning at the northerly margin of Tract No. 5 conveyed to Dorothy Reynolds thence along the easterly margin of Cane Ridge Road 34 degrees 15 minutes West 172 feet to a point; thence following a fence along Reed property North 2 degrees 10 minutes East 500 feet to a point; thence along the Mayse property South 84 degrees 10 minutes East 659.7 feet to a point; thence South 45 degrees 30 minutes West 813 feet to the point of beginning containing 5.15 acres more or less.

Being the same property conveyed to 1 Public Homes LLC by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., as Substitute Trustee, for PRLAP Inc., Trustee, dated October 14, 2020 and filed of record October 20, 2020 in Instrument No. 20201020-0122310, Register's Office for Davidson County, Tennessee.

Further conveyed by Quitclaim Deed to Real Estate Rentals LLC, a Tennessee limited liability company, dated September 22, 2021 and filed of record October 4, 2021 in Instrument No. 20211004-0132806, said Register's Office. And further conveyed by Quitclaim Deed to Sox Rentals LLC, a Tennessee limited liability company, dated April 28, 2022 and filed of record May 2, 2022 in Instrument No. 20220502-0050553, said Register's Office.

This conveyance is made subject to the following:
1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 6000 Cane Ridge Road, Antioch, Tennessee 37013.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Raymundo Cervantes and Marisela Garcia Roman, husband and wife,** his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 16th day of June 2022.

Sox Rentals LLC, a Tennessee limited liability company

By: Eric Sox, Chief Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Manager** of **Sox Rentals LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Chief Manager.

WITNESS my hand and official seal at office this 16th day of June 2022.

NOTARY PUBLIC
My Commission Expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF ~~Davidson~~ Rutherford)

The actual value or consideration, whichever is greater, for this transfer is $800,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of June 2022.

NOTARY PUBLIC
My Commission Expires: 9.21.2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

True Copy Certification

I, Jennifer 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 6.16.2022 (date of document).

Affiant Signature

6.16.2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16th day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY