Karen Johnson Davidson County
Batch# 890968 DEEDWARR
07/19/2022 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220719-0082828

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2022.

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 5/31/2026

(AFFIX SEAL)

06-NSH22-04153

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cutberto Carmona Santana and Laura E. Suarez Diaz 4666 Clarksville Pike Nashville, TN 37218	NEW OWNER	049-00-0-268.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Trinity Estates, LLC, a Florida Limited Liabilty Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cutberto Carmona Santana and Laura E Suarez Diaz, husband and wife**, hereinafter called the Grantees, their successors 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. 3 on the Plan of Roy's Heights Subdivision of record in Plat Book 3842, Page 14, in the Register's Office for Davidson County, Tennessee.

According to said plat, said Lot No. 3 fronts 175.0 feet on the Easterly boundary or margin of the Clarksville Highway, which is State Route 112, which is U.S. 41-A the Northerly beginning point of said lot being in the boundary line between Lots 3 and 4 on said plat and said lot runs back Easterly on the Northerly margin of said Lot, 15 feet to a point in said line; thence along the Northerly margin of said Lot 150.3 feet to a point; thence running South 5 degrees 30 minutes East 192.30 feet to a point, which is in the margin of the corner of said Lot No. 3 and Lot No. 2 on said subdivision plat; thence Westerly along the boundary line between said two lots, 243.6 feet to a point 15 feet from the margin or boundary line of said Clarksville Highway, said boundary being the Southerly boundary of said Lot No. 3; thence on a line along said boundary line 15 feet to the Easterly boundary or margin of Clarksville Highway; thence Northerly along said Easterly margin of the Clarksville Highway, 175 feet, more or less, to the Northerly boundary line of said Lot No. 3.

Being the same property conveyed to Trinity Estates, LLC by Quitclaim Deed from Christopher G. and Deirdre Y. White of record in Instrument No. 20220318-0031638 Register's Office for Davidson County, Tennessee, dated March 17, 2022 and recorded on March 18, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4666 Clarksville Pike, Nashville, TN 37218

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 hand this 11 day of July, 2022

Trinity Estates, LLC, a Florida limited liability company

BY: _____
Deirdre White, Member

STATE OF FLORIDA

COUNTY OF DUVAL

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Deirdre White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Member of Trinity Estates, a Florida limited liability company, and that she is authorized byTrinity Estates, LLC to execute this instrument on its behalf as such Member.

Witness my hand and seal at DUVAL County, State of Florida, this 11 of July, 2022.

_____
Notary Public

My commission expires: 09/29/24

Notary Public State of Florida
Christyn Marie Kelly
My Commission HH 048441
Expires 09/29/2024

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 7/11/2022 (date of document).

Jennifer Russell
Affiant Signature

7/19/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

