Karen Johnson Davidson County
Batch# 895943 DEEDWARR
07/29/2022 11:14:19 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20220729-0086569

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

ADDRESS NEW OWNER:
Jessicca M Garcia
4141 Providence Park Lane
Nashville, Tennessee 37211

SEND TAX BILL TO:
United Wholesale Mortgage
PO Box 202028
Florence, SC 29502-2028

MORTGAGEE
United Wholesale Mortgage
PO Box 202028
Florence, SC 29502-2028

MAP 134
GROUP 09 0B
PARCEL 139.00

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, **Southeastern Investments IV, LLC., a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jessicca M Garcia, a single woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being known as Lot No. 110 as shown on the map entitled Providence Park, Phase 3, R10 Cluster Lot Option of record as Instrument No. 20070130-0012382, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Southeastern Investments IV, LLC, by Substitute Trustee's Deed from David G. Mangum, as Substitute Trustee, for B. Anthony Sanders, Trustee, dated April 22, 2022 and filed of record April 25, 2022 in Instrument No. 20220425-0047326, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of Providence Park, Phase 3, of record in Instrument No. 20070130-0012382, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20031020-0154723 and amended in Instrument No. 20031020-0154723, and as supplemented of record as Instrument Nos. 20040324-0033177, 20040930-0117792, 20050912-0108965, 20051012-0122828, and 20070205-0014869, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record, Book 8347, Page 35, said Register's Office.
5. Storm Water Detention Agreement of record, Book 7262, Page 388, Book 8337, Page 556, and Instrument Nos.20030409-0047549 and 20050302-0023023, said Register's Office.
6. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 4141 Providence Park Lane, Nashville, Tennessee 37211.

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 Jessicca M Garcia, a single woman, her 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, her 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 28th day of July, 2022.

Southeastern Investments IV, LLC., a Tennessee Limited Liability Company

By: Eric Sox, Member

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 **Member** of **Southeastern Investments IV, LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, 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 Member.

WITNESS my hand and official seal at office this 28th day of July, 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)

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of July, 2022.

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

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY