WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

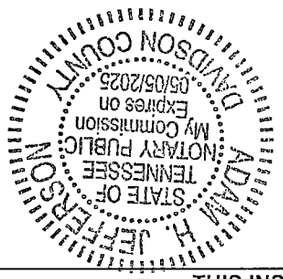
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AF



B-CRE-22-1201

Karen Johnson Davidson County
Batch# 900330 **DEEDWARR**
08/08/2022 10:46:05 AM 2 pgs
Fees: $13.00 Taxes: $1,394.90

20220808-0089877

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)
Brian Arthur Chinino and Jennifer Kathleen Chinino	**Castle and Cooke Mortgage LLC**	
(NAME) **1201 Montgomery Ave.**	(NAME) **13751 S. Wadsworth Park Drive, Ste. 101**	**071-16-0-288-00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Draper, UT 84020**	
(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, **12230 NW 22ND CT, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN ARTHUR CHININO AND JENNIFER KATHLEEN CHININO, 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:

Land in ~~Davison~~ DAVIDSON County, Tennessee, being the Southerly 85 feet of Lot No. 380 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 380 fronts 85 feet on the Easterly side of Montgomery Avenue, formerly North 9th Street, and extends back 90 feet, more or less, on the Northerly line and 61 feet on the Southerly line, with the Northerly margin of Richardson Avenue, to the Westerly margin of the right-of-way of the L&N Railroad, measuring 85 feet, more or less, thereon.

Being the same property conveyed to Robert A. Benshoof and Rachel M. Hayes by Warranty deed from Yvonne B. Leggett and husband, Michael R. Leggett of record in Instrument No. 20170515-0048191 Register's Office for Davidson County, Tennessee, dated May 15, 2017 and recorded on May 15, 2017.

Being the same property conveyed to 12230 NW 22nd CT, LLC, a Florida Limited Liability Company by Warranty deed from Robert A. Benshoof and Rachel M. Hayes, husband and wife of record in Instrument No. 20211228-0170665 Register's Office for Davidson County, Tennessee, dated December 22, 2021 and recorded on December 28, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1201 Montgomery Ave., Nashville, Tennessee 37207**.

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 2nd DAY OF AUGUST, 2022.

12230 NW 22nd CT, LLC, a Florida Limited Liability Company

BY: _____
Mack G. Young
Member

STATE OF Florida

COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACK G. YOUNG, 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 12230 NW 22ND CT, LLC, A FLORIDA LIMITED LIABILITY COMPANY 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 2 of August, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ALEJANDRA SALAZAR
Notary Public - State of Florida
Commission # HH 280619
My Comm. Expires Jul 10, 2026
Bonded through National Notary Assn.

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