Name and Address of New Owner:
A&F Rental Properties, LLC and Jose Isrrael Inestroza Aguilar
99 South Graycroft Avenue
Nashville, TN 37115

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 912456 DEEDWARR
09/02/2022 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220902-0099440

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 149120B00900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Juan Guillermo Hernandez, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **A&F Rental Properties, LLC, a Tennessee Limited Liability Company, and Jose Isrrael Inestroza Aguilar,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Situate, lying and being in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Forest Cove, Phase 1, a Planned Unit Development, of record in Plat Book 9700, Page 754-755, Register's Office for said County, to which reference ls made for a more complete description.

Being the same property conveyed to Juan Guillermo Hernandez, an unmarried man by Warranty Deed from Michael Ishak and Karina S. Heneina, husband and wife dated October 31st 2019 and recorded November 4th 2019 of record in Instrument No. 20191104-0113354, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1212 Twin Circle Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of August, 2022.

_____(SEAL)
Juan Guillermo Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2022, before me personally appeared Juan Guillermo Hernandez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of August, 2022.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$360,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of August, 2022.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

_____
Notary Signature
My commission expires:
3/22/26

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/26/22 (date of document).

Affiant Signature

9/1/22
Date

State of Tennessee

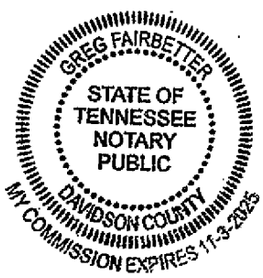
County of Davidson

Sworn to and subscribed before me this 1st day of Sept., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212