Karen Johnson Davidson County
Batch# 919620 DEEDWARR
09/21/2022 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220921-0104987

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

MJ-BMR-22-0273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

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)
Hector Martinez Flores	**NEW OWNER**	
(NAME)	(NAME)	**162 05 0 174.00**
273 Delvin Ct	273 DELVIN COURT	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	ANTIOCH, TN 37013	
(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, **TN INVESTMENT GROUP LLC AND YENNY CONCEPCION DIAZ AND JESUS ROBINZON NANDEZ-SANCHES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HECTOR MARTINEZ FLORES, A MARRIED MAN,** 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 Davidson County, Tennessee, being Lot No. 37 on the Plan of Section Two, Fair Oaks of record in Plat Book 4460, Page 52 and 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to TN Investment Group LLC, by Warranty Deed from Nawzat Rekany, AKA Nawzat Muhammed Rekany and Hozan Zahir Yahya, husband and wife, of record in Instrument No. 20220623-0071954, in the Register's Office for Davidson County, Tennessee, dated June 17, 2022 and recorded on June 23, 2022.

Being the same property conveyed to TN Investment Group LLC and Yenny Concepcion Diaz and Jesus Robinzon Hernandez-Sanchez, by Quitclaim Deed from TN Investment Group LLC, of record in Instrument No. 20220623-0071957, in the Register's Office for Davidson County, Tennessee, dated June 17, 2022 and recorded on June 23, 2022.

The herein described property is not now nor has ever been the principal place of resicend for the grantors' spouse herein.

This conveyance is subject to:
- Taxes and assessments for the year 2022.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Fair Oaks, as recorded in Plat Book 4460, Page(s) 52 and 53 .
- Covenants, Conditions and Restrictions as set forth in Protective Covenants and Restrictions recorded in Book 4556, Page 718.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 273 Delvin Ct, Antioch, Tennessee 37013.

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 19 DAY OF SEPTEMBER, 2022.

TN Investment Group LLC

BY: _____
Robert Fletcher
Authorized Agent

_____
Yenny Concepcion Diaz

_____
Jesus Robinzon Nandez-Sanches

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT FLETCHER, 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 AUTHORIZED AGENT of TN INVESTMENT GROUP LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of September, 2022.

_____
Notary Public
My Commission Expires: 10-2-23
(SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YENNY CONCEPCION DIAZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2022.

_____
Notary Public
My Commission Expires: 10-2-23
(SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESUS ROBINZON NANDEZ-SANCHES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2022.

_____
Notary Public
My Commission Expires: 10-2-23
(SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Deborah Devine, 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 Sept. 19, 2022.

Date

Affiant Signature

Sept. 21, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of Sept, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)