Karen Johnson Davidson County
Batch# 924971 DEEDWARR
10/04/2022 09:50:05 AM 2 pgs
Fees: $13.00 Taxes: $699.30
20221004-0109302

WARRANTY DEED

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 12-16-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carlos Umberto Diaz Ayala	NEW OWNER	07109012400
(NAME)	(NAME)	
1098 Kathryn Rd		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **615 Investements Trust, L.M. Seiner, Trustee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Carlos Umberto Diaz Ayala,** _____, hereinafter called the GRANTEES, their heirs 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 Number 1 on the Final Plat of Tract 1, Haynes Street, of record in Plat Book 9700, Page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being the same property conveyed to 615 Investments Trust, L.M. Seiner, Trustee, by deed of record in Instrument NO. 20210528-0072306, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1712 Haynes Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hands this 29th day of September, 2022.

L.M. Seiner Trustee

615 Investements Trust, L.M. Seiner, Trustee

State of Tennessee
County of Davidson

On this the 29 day of September, 2022, before me, personally appeared L.M.Seiner as Trustee of the 615 Investments Trust, to me known to be the person described in and executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

WITNESS my hand and seal this 29th day of September, 2022.

Notary Public
My Commission Expires: 12-16-2025
File No.: 16568

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY