Karen Johnson Davidson County
Batch# 934931 DEEDWARR
10/27/2022 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20221027-0116528

WARRANTY DEED

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/6/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 03/26/2025

THIS INSTRUMENT PREPARED BY
Closen Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4310

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Elias Ruiz-Hernandez	New owner	150-05-0-325.00
711 Luann Court	Same	
Antioch, TN 37013		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mohammad Amirul Islam

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elias Ruiz-Hernandez, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 2A Zone Lot Division of Lots 1 and 2, Cherry Hills, Section 12, as of record in Book 6250, Page 174, and now Zone Lot Division recorded in Book 6250, Page 976, said Register's Office, to which Plans are hereby referenced for a more complete and accurate description thereof.

Being the same property conveyed to Paul E. Marcum, Sr and wife, Sue E. Marcum by Warranty deed from WiseNet Group, Inc., a Tennessee corporation, Trustee of The Luann Group Land Trust, with full power to sell, encumber, mortgage or otherwise convey without joinder of any beneficiary of record in Instrument No. 20061208-0151769 Register's Office for Davidson County, Tennessee, dated December 06, 2006 and recorded on December 08, 2006.

Being the same property conveyed to The Sue Ellen Marcum Revocable Living Trust dated the 15th day of February 2008, Sue Ellen Marcum, Trustee by Quitclaim deed from Paul E. Marcum, Sr. and wife Sue E. Marcum of record in Instrument No. 20080509-0048296 Register's Office for Davidson County, Tennessee, dated May 08, 2008 and recorded on May 09, 2008.

Being the same property conveyed to Dan Heichelbech 50% undivided interest & Entrust Tennessee fbo Les Lazarus IRA 50% undivided Interest by Quitclaim deed from Dan Heichelbech of record in Instrument No. 20111209-0096183 Register's Office for Davidson County, Tennessee, dated April 04, 2011 and recorded on December 09, 2011 .

Being the same property conveyed to Dan Heichelbech by Substitute Trustees deed from Paul E. Marcum, Sr, and Sue E. Marcum of record in Instrument No. 20110414-0028859 Register's Office for Davidson County, Tennessee, dated April 07, 2011 and recorded on April 14, 2011.

Being the same property conveyed to L&L TN, LLC Luann Series, a Wyoming Limited Liability Company, (50% undivided interest) by Quitclaim deed from IRA Innovations, LLC (formerly Known as Entrust Tennessee) fbo Les Lazarus IRA (50% undivided Interest) of record in Instrument No. 20191112-0116279 Register's Office for Davidson County, Tennessee, dated November 04, 2019 and recorded on November 12, 2019.

Being the same property conveyed to L&L TN R, LLC, a Wyoming Limited Liability Company by Quitclaim deed from LLC fbo Dan Heichelbech (50% undivided interest) of record in Instrument No. 20220513-0055502 Register's Office for Davidson County, Tennessee, dated May 09, 2022 and recorded on May 13, 2022.

Being the same property conveyed to L&L TN R, LLC, a Wyoming Limited Liability Company by Quitclaim deed from L&L TN, LLC Luann Series, a Wyoming Limited Liability Company (50% undivided interest) of record in Instrument No. 20220513-0055503 Register's Office for Davidson County, Tennessee, dated May 09, 2022 and recorded on May 13, 2022.

Being the same property conveyed to Mohammad Amirul Islam by Warranty deed from L&L TN R, LLC, a Wyoming limited liability company and Dan Heichelbech of record in Instrument No. 20220906-0099683 Register's Office for Davidson County, Tennessee, dated August 26, 2022 and recorded on September 06, 2022. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 711 Luann Court Antioch, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on October 6, 2022.

Mohammad Amirul Islam

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mohammad Amirul Islam, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 6, 2022.

Notary Public

KRISTIN BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2025

My Commission Expires: _____

File #: 2022-4310

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

K. D'Siree Saileman, 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 **10/06/22** (date of document).

Affiant Signature

10/27/22
Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **27** day of **october**, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY