WARRANTY DEED

Karen Johnson Davidson County
Batch# 935439 DEEDWARR
10/28/2022 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20221028-0116996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raul Anthony De La Cruz-Lane and Jared Colton De La Cruz-Lane and Kimberly Jeffers-Whitaker	New Owner	
(NAME)	(NAME)	163 11 0B 067.00
122 Beech Forge Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RIALTO PROPERTY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAUL ANTHONY DE LA CRUZ-LANE AND JARED COLTON DE LA CRUZ-LANE, A MARRIED COUPLE, AND KIMBERLY JEFFERS-WHITAKER , A MARRIED WOMAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 located in Davidson County, Tennessee, being all of Unit No. 67, 2nd Revision, Section Four, Bell Forge Village, according to plat and survey of same appearing of record in Book 6250, Page 201, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Rialto Property Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Paul J. Bostwick of record in Instrument No. 20141002-0090985, in the Register's Office of Davidson County, Tennessee, dated September 30, 2014 and recorded on October 02, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 122 Beech Forge Dr., Antioch, TN 37013
(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 hand this 27th day of October, 2022

RIALTO PROPERTY DEVELOPMENT, LLC A TENNESSEE LIMITED LIABILTY COMPANY

BY: _____, Sole Member

SETH A. STEWART, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Seth A. Stewart with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of Rialto Property Development, LLC the within named bargainor, a limited liability company and that he as such the sole member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as sole member.

Witness my hand and official seal this 27th day of October, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

_____

Notary Public

Certificate of Authenticity

I, Joshua A. Terry, 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 10/27/22.

Affiant Signature

10/28/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/28/2022.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.23.23