Karen Johnson Davidson County
Batch# 936238 DEEDWARR
11/01/2022 10:50:30 AM 4 pgs
Fees: $23.00 Taxes: $148.00
20221101-0117811



(Notary Stamp)

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Daniel Thompson
Affiant

Subscribed and sworn to before me, this 31st day of October, 2022.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Juan Soto	Juan Soto	121-00-0-042.00
2493 Pulley Rd	3404 [redacted] Maverick Street	
Nashville, TN 37214-4407	Virginia Beach VA 23452	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Land Buy Hub, LLC, a Florida limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Juan Soto, married

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract I: A tract of land in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee:

Beginning at a point in the center line of a private roadway said point being South 1 degree 45 minutes West, 438.3 feet from the Northwest corner of the property conveyed to W. T. Hall and wife, Annie L. Hall by deed from James McKnight and wife, of record in Book 1345, page 502, Register's Office for said County, said point being North 1 degree 45 minutes East from a point in the Northerly line of the property conveyed to Lonnie Richardson and wife, by deed from George T. Burnette and wife, of record in Book 2300, page 419, said Register's Office; thence South 87 degrees 45 minutes East 125 feet to a point; thence North 1 degree 45 minutes East 90 feet to point; thence North 87 degrees 45 minutes West 125 feet to a point in the center line of said private roadway; thence with the center line of the same, South 1 degree 45 minutes West 90 feet to the point of beginning.

Tract II: A tract of land in the 3rd Civil District, formerly the 2nd, of Davidson County, Tennessee:

LTC

Beginning at a point, South 87 degrees 45 minutes East, 125 feet from the center line of a private roadway, said point being the Easterly common corner of property conveyed to James Edward Bailey, et ux, by deed of record in Book 2877, page 205, Register's Office for Davidson County, Tennessee, and property conveyed to Value Mae Reynolds by deed of record in Book 2921, page 1, said Register's Office; thence South 87 degrees 45 minutes East, 163 feet; thence North 1 Degree 45 minutes East 90 feet; thence North 87 degrees 45 minutes West, 163 feet; thence South 1 degree 45 minutes West 90 feet, with the line of Bailey, to the point of beginning.
Being the same property conveyed to James Edward Bailey and wife, Sarah Beatrice Bailey, by Warranty Deed from W. T. Hall and wife, Annie L. Hall, of record in Book 3763, Page 17, Register's Office for Davidson County, Tennessee, dated May 09, 1964 and recorded on May 13, 1964.

Being the same property conveyed to James Edward Bailey and wife, Sarah Beatrice Bailey, by Warranty Deed from W. T. Hall and wife, Annie L. Hall of record in Book 2877, Page 205, Register's Office for Davidson County, Tennessee, dated January 07, 1959 and recorded on February 18, 1959.

Said James Edward Bailey became divested and Sarah Beatrice Bailey became solely vested by way of Divorce Decree of record in Book 4209, Page 669, Register's Office for said County.

Said Sarah Beatrice Bailey died, intestate, in or around June 1991, survived by Delores Phillips and James Phillips. Affidavit of Heirship recorded in Instrument No. 20031006-0147024, said register's office.

Being the same property conveyed to Delores J. Phillips by Quitclaim Deed from James E. Phelps and wife, Joan Phelps, of record in Book 8412, Page 344, Register's Office for Davidson County, Tennessee, dated August 01, 1991 and recorded on August 02, 1991.

Being the same property conveyed to Delores J. Phillips by Quitclaim Deed from James E. Phelps and wife, Joan Phelps, of record in Book 8412, Page 346, Register's Office for Davidson County, Tennessee, dated August 01, 1991 and recorded on August 02, 1991.

Being the same property conveyed to Land Buy Hub, LLC, a Florida Limited Liability Company, by Warranty Deed from Delores J. Phillips, unmarried, of record in Instrument No. 20220817-0093147 Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 17, 2022.

This is unimproved property known as **2493 Pulley Rd, Nashville, TN 37214-4407.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of October, 2022.

Land Buy Hub, LLC
a Florida limited liability company

BY: Michael Mc

Its: Manager

STATE OF Florida

COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Michael Balcom, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Manager of Land Buy Hub, LLC, the within named bargainor, a Florida limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as Manager.

Witness my hand and official seal this 31 day of October, 2022.

Notary Public
My Commission Expires: April 17, 2026

MELANIE METZMAN
MY COMMISSION #HH254108
EXPIRES: APR 17, 2026
Bonded through 1st State Insurance

Lenders Title Company File No. 22-000838-524

LTC

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 10/31/2022 (date of document).

Affiant Signature

11/01/2022
Date

State of Tennessee
County of Davidson

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

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

