Karen Johnson Davidson County
Batch# 941238 DEEDWARR
11/15/2022 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20221115-0121696

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File #22-PA-2702-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 4-23-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily C. Jimenez and Suzanne M. Jimenez	**Cross Country Mortgage, LLC**	
(NAME)	(NAME)	**092 06 0 700.00**
2702 Batavia Street	**190D Saundersville Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Hendersonville, TN 37075**	
(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, **DTF HOUSES LLC, A WYOMING LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY JIMENEZ, AN UNMARREID WOMAN AND SUZANNE M. JIMENEZ, A MARRIED WOMAN,** 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. 44 in Faulconer and Ashcraft's Subdivision of Lots 18 and 19, Boyd McNairy Tract, of record in Plat Book 57, Page 121, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to DTF Houses LLC, A Wyoming Limited Liability Company, by Warranty Deed from IRA E. Murray and Carrie R. Murray, of record in Instrument No. 20220422-0046532, in the Register's Office of Davidson County, Tennessee, dated April 13, 2022 and recorded on April 22, 2022.

Being the same property conveyed to Ira E. Murray, an unmarried man, Carrie R. Murray, a married woman as joint tenants with right of survivorship, by Warranty Deed from John Richard Conditt, a married man, of record in Instrument No. 20020912-0111493, in the Register's Office of Davidson County, Tennessee, dated August 29, 2002 and recorded on September 12, 2002.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Faulconer and Ashcraft's Subdivision of Lots 18 and 19, Boyd McNairy Tract, as recorded in Plat Book 57, Page(s) 121 .
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2702 Batavia Street, Nashville, TN 37208**.

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 14th day of November, 2022.

DTF Houses LLC, a Wyoming Limited Liability Company

By: _____
Ryan M. Dungan, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. Loy Carney of the state and county mentioned, personally appeared Ryan M. Dungan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of DTF Houses LLC, the within named bargainor, a Limited Liability Company, and that such Ryan M. Dungan as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, this 14th day of November, 2022.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11-14-2022 (date of document).

Affiant Signature

11-15-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 15th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY