WARRANTY DEED

Karen Johnson Davidson County
Batch# 951844 DEEDWARR
12/15/2022 10:48:30 AM 7 pgs
Fees: $38.00 Taxes: $1,295.00

20221215-0129860

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Nichole Dowling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2022.

K. GLUSA
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

MY COMMISSION EXPIRES:
(AFFIX SEAL) 4/2/2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Raul Raya Juarez	AmRes Corporation	059 00 0 148.00
(NAME)	(NAME)	
6084 Beals Lane	1 Neshaminy Interplex Dr. Ste 310	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Trevose, PA 19053	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **G Co Investments, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Raul Raya Juarez, a married person**, 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 all of Lot No. 1, on the Plan of Thompson Subdivision, as shown by plat appearing of record Instrument No. 20041203-0144268, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to G. Co Investments, LLC by Final Decree Confirming Sale dated July 20, 2018 and recorded on October 19, 2018 in Instrument No. 20181019-0104079, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

See also Affidavit and Foreclosure Due Process Certification attached hereto as Exhibits A and B and incorporated herein by reference.

This is improved ☒ property, known as 6084 Beals Lane, Nashville, TN 37218

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 1st day of December, 2022.

G Co Investments, LLC

BY: _____
Brian Gainous, Chief Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Gainous, 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 Chief Manager, and is authorized to execute the instrument on behalf of G Co Investments, LLC, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Chief Manager.

Witness my hand and official seal, this the 1st day of December, 2022.

_____
Notary Public

My Commission Expires: 3/6/24

(SEAL)

ELIZABETH AMICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 1st day of December, 2022.

G Co Investments, LLC

BY: Hilary Gainous, Secretary
Hilary Gainous, Secretary

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hilary Gainous, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary, and is authorized to execute the instrument on behalf of G Co Investments, LLC, the within named bargainor, and that she as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by herself as Secretary.

Witness my hand and official seal, this the 1st day of December, 2022.

Elizabeth Amick
Notary Public

My Commission Expires: 3/6/24

(SEAL)

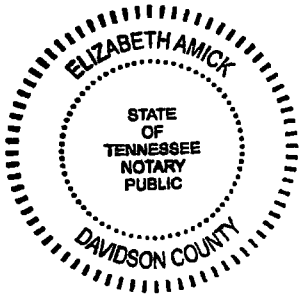


EXHIBIT A

And When Recorded Mail To:

Tax Title Services
18302 Irvine Blvd. Ste-260
Tustin, CA. 92780
www.taxtitleservices.com

Prepared by: Bruce Carruthers

Affidavit

As to Matters Affecting Title to Real Property –

Property Tax Foreclosure Due Process Certification

Certificate No.: **T22081106**
Certificate Date: **November 16, 2022**
Property Address: **6084 Beals Ln. Nashville, TN. 37218**
Legal Description: **See Exhibit "A" For The Full Legal Description.**

Tax Parcel Identification No. **059-00-0-148.00;** Sale Dated **June 20, 2018; Recorded on 10/19/2018 in Instrument: 20181019-0104079, in Davidson County** Records Office (the "Tax Deed"); (The real property described in the Tax Deed is referred to as the "Property."); DOMA TITLE INSURANCE, INC. Commitment/File/Report # **COM-2209676FC** (the "Title Report")Tax Title Services hereby affirms and certifies to DOMA TITLE INSURANCE, INC. that, except as set forth on this Certificate: [redacted]

1. The tax foreclosure relating to the Tax Deed was correct and complete.

2. The property description used throughout the tax foreclosure is the same as the property description in the Tax Deed.

3. The tax foreclosure relating to the Tax Deed complied with:
   (A) all applicable statutes, procedures and due process requirements; and/or per
   (B) the criteria set forth in the Tax Lien Foreclosure Due Process Checklist for the above state.

4. All parties having an interest in the Property, as disclosed by the initial foreclosure search and the Title Report, have received proper and timely notice of the tax foreclosure or have waived/released their interest in the Property.

5. All post-sale redemption periods have expired. There are no outstanding rights of redemption relating to the Property.

6. Exceptions, if any: NONE

This Certificate shall be relied upon by DOMA TITLE INSURANCE, INC. in the issuance of present and future title insurance policies and indemnity letters. Tax Title Services is liable to DOMA TITLE INSURANCE, INC. for any errors or omissions contained herein.

Certified by:

Tax Title Services, Inc., a California corporation,
18302 Irvine Blvd. Ste-260
Tustin, CA 927780

By: _____
Ryan Meredith - President

Date: November, 16, 2022

State of California
County of Orange

On November, 16, 2022 before me, Jessica Gushard, Notary Public, personally appeared Ryan Meredith, the President of Tax Title Services, Inc., proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jessica Gushard (Seal)

GENERAL NOTARY-State of Nebraska
JESSICA GUSHARD
My Comm. Exp. December 07, 2025

Exhibit "A"

Land in Davidson County, Tennessee, being all of Lot No. 1, on the Plan of Thompson Subdivision, as shown by plat appearing of record Instrument No. 20041203-0144268, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to G. Co Investments, LLC by Final Decree Confirming Sale dated July 20, 2018 and recorded on October 19, 2018 in Instrument No. 20181019-0104079, Register's Office for Davidson County, Tennessee.

EXHIBIT B

FORECLOSURE DUE PROCESS CERTIFICATION

(Certificate # T22081106)

TAX TITLE SERVICES hereby certifies to **DOMA TITLE INSURANCE, INC.** that the property commonly known as:

6084 Beals Ln. Nashville, TN. 37218
See Exhibit "A" For The Full Legal Description.

Located in the County of **Davidson,** identification number: **059-00-0-148.00,** with a legal description being the same premises as described in deed dated *Recorded* **10/19/2018 in Instrument: 20181019-0104079, in Davidson County,** met all state statutory tax foreclosure requirements. This certification involved the ordering of a new full insurable title search and comparing it to the original foreclosure report and foreclosure due process statutory requirements. The new full insurable title search will be provided to DOMA TITLE INSURANCE, INC. or its agent. All items have been proven or verified by TAX TITLE SERVICES to satisfy title underwriting requirements per DOMA TITLE INSURANCE, INC. state approved statutory checklist including:

1) Proper legal description used throughout the proceedings;
2) Occupancy & Inspection Details;
3) Affidavit of good faith investigation verified that certified mailing address was the only address available for taxpayer at the time of tax lien foreclosure.
4) If any person or entity was shown on the full insurable title search as having an interest in the title but was not included, or properly joined in the proceedings, their interest was cleared or will be appropriately shown in the closing title commitment.
5) Tax Title Services certificate is for the tax sale, not the post tax sale event.

This Certification is relied upon by DOMA TITLE INSURANCE, INC. and TAX TITLE SERVICES is responsible to DOMA TITLE INSURANCE, INC. for any errors or omissions contained therein. ***Title Insurance Liability amounts are for "purchase price only"; and any itemized out of pocket expenses.*** DOMA TITLE INSURANCE, INC. authorizes its direct operations and its agents to issue its Program Policies with liabilities of up to but not exceeding three hundred and fifty thousand dollars ($350,000.00) without further underwriting approval. Any liability amount exceeding three hundred and fifty thousand dollars ($350,000.00) needs additional approval from DOMA TITLE INSURANCE, INC.CORPORATE UNDERWRITING. **If a title insurance policy is not issued within 6 months of the date herein, this certification will be subject to update and re-review fee. If it is determined a re-review is needed, an updated title commitment and new certification will be prepared.**

DATE: **November 16, 2022**
Certified by: ***(CORPORATE SEAL)***

***Certificate* # T22081106**

Bruce Carruthers for Ryan Meredith - President

Tax Title Services, Inc., a California Corporation, 18302 Irvine Blvd. Ste-260 Tustin, CA. 92780

THE ORIGINAL OF THIS CERTIFICATE IS REQUIRED FOR THE ISSUANCE OF INSURABLE TITLE VERIFIED BY ORIGINAL SIGNATURE AND RAISED CORPORATE SEAL

The certificate and the information contained herein is confidential and proprietary and is governed by the conditions and restrictions client signed in the Tax Lien Services Agreement, which incorporates all vendors.