Karen Johnson Davidson County
Batch# 951850 DEEDWARR
12/15/2022 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,433.75
20221215-0129878

WARRANTY DEED

GRANT DEED

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

LR-NSG-22-1216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/6/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Susan Estocin and Giovanna Estocin	same as new	
(NAME)	(NAME)	**086-12-0-033.00**
1216 Tulip Grove Rd	owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **LIBERTY LUXE PROPERTIES 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 **SUSAN ESTOCIN AND GIOVANNA ESTOCIN, A MARRIED COUPLE,** 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. 33 on the Plan of Hermitage Woods, Section 3A of record in Plat Book 5200, Page 161, as amended in Plat Book 6890, page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Liberty Luxe Properties LLC, a Wyoming limited liability company by Quitclaim deed from G & F Holdings, LLC, a Wyoming limited liability company of record in Instrument No. 20211118-0153758 Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on November 18, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 161, as amended in Plat Book 6890, page 64, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1216 Tulip Grove Rd, Hermitage, Tennessee 37076**.

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 29th DAY OF NOVEMBER, 2022.

Liberty Luxe Properties LLC

BY: _____
Evan Farmer
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVAN FARMER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of LIBERTY LUXE PROPERTIES LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of November, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Jessica Grebhart, 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 11/29/22 (date of document).

Jessica Grebhart
Affiant Signature

12/2/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of December, 2022.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

