Karen Johnson Davidson County
Batch# 954204 DEEDWARR
12/21/2022 11:45:30 AM 4 pgs
Fees: $23.00 Taxes: $795.50
20221221-0131769

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste. G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
I. J. Holding, LLC	I. J. Holding, LLC	Parcel ID: 070 04 0 149.00
(NAME) 1006 Morchella Private Way	(NAME) 1006 Morchella Private Way	
(ADDRESS) Hendersonville, TN 37075	(ADDRESS) Hendersonville, TN 37075	
(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, **Tereso Arteaga Hernandez and Angela Rojas-Figueroa, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **I. J. Holding, LLC, a Tennessee limited liability company**, 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 Lot No. 40 on the Map of Dewey Heights Addition, Haynies Subdivision, of record in Book 161, Page 94, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tereso Arteaga Hernandez and Angela Rojas-Figueroa from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-WL3 by Special Warranty Deed dated October 17, 2012 and recorded on November 5, 2012 in Instrument No. 20121105-0101715, 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.

unimproved ☐
This is improved ☒ property, known as 2327 Ilolo St, Nashville , TN 37207

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 our hands this 14th day of November, 2022

Tereso Arteaga Hernandez by
Angela Rojas Figueroa Attorney in Fact
Tereso Arteaga Hernandez
by Angela Rojas-Figueroa, Attorney-in-Fact

Angela Rojas Figueroa
Angela Rojas Figueroa

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary, personally appeared **Angela Rojas-Figueroa,** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Tereso Arteaga Hernandez,** and who acknowledge that she executed the same as the free act and deed of the said **Tereso Arteaga Hernandez,** by virtue of a Power of Attorney, duly executed and appearing of record in Instrument Number 20221108-0120028, in said Register's Office.

Witness my hand and official seal, this the 14th day of November, 2022.

Notary Public

My Commission Expires: May 22, 2024

(SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05-22-2024
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Angela Rojas-Figueroa,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of November, 2022.

Notary Public

My Commission Expires: May 22, 2024

(SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05-22-2024
MAURY COUNTY

Legal Description
(Exhibit A)

22NT01543 07004014900

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of Dewey Heights Addition, Haynies Subdivision, of record in Book 161, Page 94, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property as conveyed to Tereso Arteaga Hernandez and Angela Rojas-Figueroa by Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-WL3 dated 10/17/2012 recorded 11/05/2012 in Book NA, Page NA, as Document Number 20121105-0101715, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 2327 Ilolo St, Nashville, TN 37207-4336

Tennessee Certification of Electronic Document

I, Katrina Hoff 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 11/14/22 (date of document).

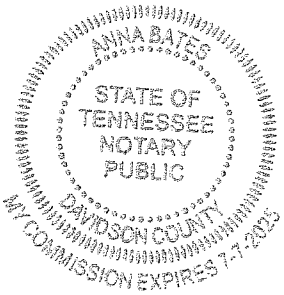
Affiant Signature

12/21/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st of December, 2022.

(SEAL)



Notary's Signature
My Commission Expires: