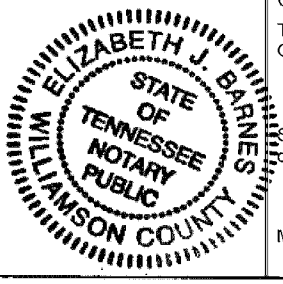
Karen Johnson Davidson County
Batch# 965789 DEEDWARR
01/30/2023 01:24:30 PM 4 pgs
Fees: $23.00 Taxes: $2,277.35
20230130-0006854

WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2023

Notary Public

MY COMMISSION EXPIRES: 11-21-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Eva Sandoval	Same	128160CO4100CO
(NAME)	(NAME)	
7153 Still Springs Hollow Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Antlor Joint Venture, a Joint Venture between Green Pine Properties, LLC and Twenty Two Properties, LLC**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mary Eva Sandoval, a married woman,** 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 and being Lot No. 41, on the Final Plat of Phase 3, Section 2, of Still Springs Ridge, as shown by plat of record in Instrument No. 202102225-0023476, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the property conveyed to Antlor Joint Venture by Warranty Deed from Merko Investments, LLC, a Texas Limited Liability Company of record in Instrument No. 20210429-0057208, Register's Office for Davidson County, Tennessee, dated April 15, 2021 and recorded on April 29, 2021, and Scrivener's and/or Closer's Affidavit recorded dated July 22, 2021, in Instrument No. 20210722-0098301, said Register's Office.

unimproved ☐

This is improved 0 property, known as 7153 Still Springs Hollow Drive, Nashville, TN 37221
(House Number) (Street) (P O. Address) (City or Town) (Postal Zip)

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/our hands this 24th day of January, 2023.

Green Pine Properties, LLC, a Tennessee Limited Liability Company

Tyler Antonakos, Member

Twenty Two Properties, LLC, a Tennessee Limited Liability Company

Cole Taylor, Member

Green Pine Properties, LLC, a Tennessee Limited Liability Company

Brooke Antonakos

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24th day of January, 2023, within my jurisdiction, the within named Tyler Antonakos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Member of Green Pine Properties, LLC, a Tennessee Limited Liability Company, and that for and on behalf of the said Tennessee Limited Liability Company, and as its free act and deed he executed the above and foregoing instrument, after first having been duly authorized by said Tennessee Limited Liability company so to do.

My Commission Expires: 11.22.25

Notary Public

JUDY REED
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24th day of January, 2023,, within my jurisdiction, the within named Brooke Antonakos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Member of Green Pine Properties, LLC, a Tennessee Limited Liability Company, and that for and on behalf of the said Tennessee Limited Liability Company, and as its free act and deed she executed the above and foregoing instrument, after first having been duly authorized by said Tennessee corporation/limited liability company so to do.

My Commission Expires: 11.22.25

Notary Public

JUDY REED
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24th day of January, 2023, within my jurisdiction, the within named Cole Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Member of Twenty Two Properties, LLC, a Tennessee Limited Liability Company, and that for and on behalf of the said Tennessee Limited Liability Company, and as its free act and deed he executed the above and foregoing instrument, after first having been duly authorized by said Tennessee corporation/limited liability company so to do.

My Commission Expires: 11-22-25

Notary Public

JUDY REED
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 2505

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 26, 2023.

J. Carlton Drumwright

January 26, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 26, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY