Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

Karen Johnson Davidson County
Batch# 967816 DEEDWARR
02/06/2023 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230206-0008423

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Christian Property Management, LLC, a Tennessee Limited Liability Company, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Job Ignacio Suarez, an unmarried man and Emily Kathryn Buttkus, an unmarried woman, as Tenants in Common with Rights of Survivorship, hereinafter referred to as Grantee (s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27, Block "C" on the Plan of Highland Park, as shown on plat of record in Plat Book 974, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Christian Property Management, LLC, by Quitclaim Deed from Henry Ragan Hall, III and wife, Dolores A. Hall, of record at Instrument No. 20170726-0075385, Register's Office for Davidson County, Tennessee.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 28, Block "C" on the Plan of Highland Park, as shown on plat of record in Plat Book 974, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Christian Property Management, LLC by Quitclaim Deed from Advance Housing Concepts, LLC of record at Instrument No. 20230127-0006465, Register's Office for Davidson County, Tennessee.

This is the same property designated as Map 060, Group 12, Parcel 041.00 in the Tax Assessor's Office in Davidson County Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*:** Subject to Right of way rights to that portion of property underlying the public road and right of way rights for public utilities; subject to any applicable planning, zoning or building regulations, if any and subject to all matters as shown on plat of record in Plat Book 974, Page 33, Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2023** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 1st day of February, 2023.

CHRISTIAN PROPERTY MANAGEMENT, LLC

Henry Ragan Hall III
Sole Member

State of Tennessee
County of Sumner

On this the 1st day of February, 2023, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Christian Property Management, LLC by Henry Ragan Hall, as Sole Member, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed as Sole Member of Christian Property Management, LLC.

WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 6/7/2025

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $355,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 1st day of February, 2023.

ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Notary Public

My Commission Expires:

MAIL TAX BILLS AND DEED TO:

Same as new owner

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Job Ignacio Suarez
206 Sunset Dr.
Nashville, TN 37207

File No.: 2214370

Certificate of Authenticity

I, Elizabeth Yerger, 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 **February 1, 2023**.

Affiant Signature

February 6, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

6th day of **February**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

