Karen Johnson Davidson County
Batch# 971045 DEEDWARR
02/15/2023 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230215-0011023

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $450,000

Affiant Signature

Subscribed and sworn to before me on this the 15th Day of Feb., 2023.

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Marcos De Anda Reyes
311 Natchez Court, Apt E-21,
Nashville, TN 37211
Send Tax Bills To:
Marcos De Anda Reyes
311 Natchez Court, Apt E-21,
Nashville, TN 37211
MAP AND PARCEL NUMBER: Tax ID #: 11902024700

WARRANTY DEED

23NT00136

Effective the 13th Day of Feb, 23 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Equity 305 Naples LLC, a Tennessee Limited Liability Company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Marcos De Anda Reyes

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 168 on the Map of Sterling Heights, Section Five, of record in Book 1835, page 37, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property as conveyed to Equity 305 Naples LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Holdings, LLC dated 06/16/2022 recorded 06/28/2022 in Book NA, Page NA, as Document Number 20220628-0073872, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 51 Glenrose Ave, Nashville, TN 37210-4803

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 13th day of February, 2023

Sebastian A. Gomez, Managing Member, Equity305 Naples, LLC

State of FLORIDA }
County of MIAMI-DADE }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Sebastian A. Gomez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Equity305 Naples, LLC, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 13th day of February, 2023

Notary Public

My commission expires: 09/30/2023

Michael Kroth
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG917796
Expires 9/30/2023

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 2/13/23 (date of document).

Affiant Signature

2/15/23

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th of February, 23.

(SEAL)

Notary's Signature
My Commission Expires:

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

202302150011023