Karen Johnson Davidson County
Batch# 972344 DEEDWARR
02/21/2023 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20230221-0011977

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Josefina A. Ulloa
500 Highland View Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
New Owner

MAP 075
GROUP 07 0
PARCEL 248.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

L&L TN R LLC., a Wyoming Limited Liability Company,

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Josefina A. Ulloa, a single woman,
And
Gustovo Ulloa, a single man,
as joint tenants with right of survivorship,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot 18B, Plan of Rachel's Square, Section One, Zone Lot Division, as shown on plat of record in Plat Book 6250, Page 539, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to L&L TN R LLC by Substitute Trustee's Deed from J. Phillip Jones, as Substitute Trustee for Four Star Title, Trustee, dated July 27, 2022 and filed of record August 9, 2022 in Instrument No. 20220809-0090428, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the recorded plat of Rachel's Square Zone Lot Division, of record in Book 6250, Page 539, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 500 Highland View Drive, Hermitage, Tennessee 37076.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Josefina A. Ulloa, a single woman, and Gustovo Ulloa, a single man, as joint tenants with right of survivorship, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 the 14th day of February 2023.

L&L TN R LLC., a Wyoming Limited Liability Company

By: Les Lazarus, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Les Lazarus, Manager** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Les Lazarus, Manager** of **L&L TN R LLC., a Wyoming Limited Liability Company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Manager.

WITNESS my hand and official seal at office this 14th day of February 2023.

NOTARY PUBLIC APR 2 6 2026
My Commission Expires: _____

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of February 2023.

NOTARY PUBLIC
My Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 Feb 14, 2023.

Affiant Signature

Feb 16, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on Feb 16 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON