This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
#105
Nashville, TN 37203
File Number: 5-20409-RC

Karen Johnson Davidson County
Batch# 980203 DEEDWARR
03/13/2023 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230313-0018161

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of March, 2023.

Notary Public
My Commission Expires: 7-7-2025

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nanci B. Ruano Chavez 134 Rader Drive Antioch, TN 37013	Nanci B. Ruano Chavez 134 Rader Dr Antioch, TN 37013	148 07 0 085.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **TN Investment Group LLC, a Tennessee Limited Liability Company** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nanci B. Ruano Chavez**, hereinafter called the Grantee(s), his/her/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. 834 on the Plan of Section Eight, Cherokee Hills, of record in Book 3700, Page 154, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 834 fronts 81.0 Feet on the Northerly Margin of Rader Drive and extends back 161.8 Feet on the Easterly Line and 165.0 Feet on the Westerly Line to a dead line in the rear, measuring 58.8 Feet thereon.

Being the same property conveyed to TN Investment Group, LLC, Tennessee limited liability company, by Warranty Deed from Rebecca Anne Poling, unmarried, of record in Instrument No. 20221122-0123671, in the Register's Office of Davidson County, Tennessee, dated November 21, 2022, and recorded on November 22, 2022. Further being the same property conveyed to Rebecca Anne Poling, unmarried, by Warranty Deed from Charles M. Bratton, Jr., and wife, Elizabeth B. Bratton, of record in Book 7269, Page 437, in the Register's Office of Davidson County, Tennessee, dated June 15, 1987, and recorded on June 16, 1987.

This is ☒ improved or ☐ unimproved property located at: **134 Rader Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of March, 2023.

GRANTOR:

TN Investment Group LLC, a Tennessee Limited Liability Company

By: _____
Robert Fletcher, Member

By: _____
Gabriela Fletcher, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Robert Fletcher, Member and Gabriela Fletcher, Member** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they is the **Member of TN Investment Group LLC,** the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of March, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-21-26

202303130018161

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 March 8, 2023 (date of document).

Affiant Signature

3/13/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th of March, 23.

(SEAL)

Notary's Signature
My Commission Expires:

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