Karen Johnson Davidson County
Batch# 982916 DEEDWARR
03/21/2023 01:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,250.60
20230321-0020444

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227842B

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$338,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 17 day of March, 2023 .

Notary Public
My Commission Expires: 96-26

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 17 day of March, 2023 , among:

5022 PACKARD DRIVE LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ROBERTO CRUZ VELAZQUEZ
A Married man

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 81 on the Map of Fairlane Park, as shown on plat of record in Book 2331, page 108, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to 5022 Packard Drive LLC by deed from Music City Holdings, LLC, a Texas limited liability company, dated January 27, 2021, of record in Instrument No. 20210128-0012693, Register's Office for Davidson County, Tennessee.

This property being known as 5022 Packard Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

5022 Packard Drive LLC

BY: _____ Sole Member
Michael Rosinbum
Its Sole Member

State of District of Columbia
~~County of~~ _____

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Michael Rosinbum*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Sole Member*** of ***5022 Packard Drive, LLC*** the within named bargainor, and that he/she as such ***Sole Member*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Sole Member***.

Witness my hand and official seal this 17th day of March, 2023.

_____
Notary Public
My Commission Expires: 07/14/2027

DIAMOND HIGGS NOTARY PUBLIC DISTRICT OF COLUMBIA

Owner Name & Property Address: **Responsible Party For Taxes:**

Owner Name & Property Address:

Name: Roberto Cruz Velazquez
Address: 5022 Packard Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 148-13-183.00

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3-17-23.

Affiant Signature

3-21-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY