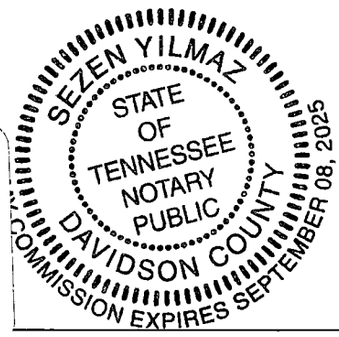
Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED



Karen Johnson Davidson County
Batch# 986566 DEEDWARR
03/30/2023 09 47 54 AM 2 pgs
Fees $13 00 Taxes· $2,756 50

20230330-0023093

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF March, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Emma Louise Dominguez and Joseph Anthony Dominguez	NEW OWNER	
(NAME)	(NAME)	072-06-1R-002 00
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **615 REI, LLC, a New Mexico Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Joseph Dominguez and Emma Dominguez, husband and wife, and John Dominguez and Constance L. Belfiore, husband and wife,** joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTEES, 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 Unit B, of 932 Elvira Avenue Homes, a Horizontal Property Regime with Private Elements located at Nashville, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 932 Elvira Avenue Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210422-0053987, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 932 Elvira Avenue Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat files as Exhibit "B" to said Declaration appearing in Instrument No. 20210422-0053987, and bylaws appended thereto as Exhibit "C", said Register's Office, as amended at Instrument No. 20210422-0053987, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to 615 REI LLC, a New Mexico Limited Liability Company, by virtue of that certain Quit Claim Deed dated March 10, 2023, and being of record at Instrument No. 20230313-0018032, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 932 B Elvira Ave Nashville, TN 37216
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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 my hand this 28th day of March, 2023.

615 REI LLC

CO-Managing Member

By: Mike Brady, Co-Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Mike Brady,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Co-Managing Member** of **615 REI, LLC,** the within names bargainer, and that he as such Co-Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **615 REI, LLC** by himself as **Co-Managing Member**

WITNESS my hand and official seal at office this 28th day of March, 2023

Notary Public

My Commission Expires: 3.3.2025

COUNTY OF DAVIDSON
MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC