Karen Johnson Davidson County
Batch# 989953 DEEDWARR
04/10/2023 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230410-0025841

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 425,000.00.

Affiant

Subscribed and Sworn before me this 7th day of April, 2023.

Notary Public
My commission expires: 11.22.25

JOANNA W FOWLER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Gladis Maritza Perez Carrera 1121 Bell Grimes Lane, Nashville, TN 37207	New Owner	041-12-0-009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Devizalez Homes, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gladis Maritza Perez Carrera, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section I, Bellshire Estates, of record in Book 2133, pages 124 and 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larance A. Foster and wife, Helen M. Foster by deed from Clarence H. Waldron and Daniel Smerchek, Jr., dated May 25, 1957, of record in Book 2648, page 469, Register's Office for Davidson County, Tennessee. The said Larance A. Foster having since died on September 5, 2022, leaving Helen M. Foster as surviving tenant by the entirety.

Further being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Helen M. Foster dated November 10, 2022 and recorded November 10, 2022 of record in Instrument No. 20221110-0120772, in the Register's Office of Davidson County, Tennessee.

Further, being the same property conveyed to Devizalez Homes LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company dated November 10, 2022 and recorded November 14, 2022 of record in Instrument No. 20221114-0121171, in the Register's Office of Davidson County, Tennessee.

This is [✓] improved [ ] unimproved property known as 1121 Bell Grimes Lane, Nashville, TN 37207 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 7th day of April , 2023.

Devizalez Homes, LLC, a Tennessee Limited Liability Company

By: _____
Nohemi Alcira Devicente, Member

By: _____
Saul Orlando Gonzalez, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

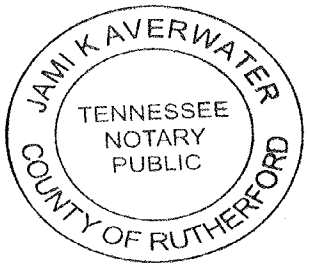
Before me, Jami K. Averwater of the state and county mentioned, personally appeared Nohemi Alcira Devicente and Saul Orlando Gonzalez, Members of Devizalez Homes, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Devizalez Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Nohemi Alcira Devicente and Saul Orlando Gonzalez, Members of Devizalez Homes, LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Murfreesboro, this 7th day of April, 2023.

_____
Notary Signature

Printed Name: Jami K Averwater

My commission expires: _____



Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 4-7-23 (date of document).

Jami K. Averwater

Signature

4-10-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10th day of April, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

