Karen Johnson Davidson County
Batch# 997426 DEEDWARR
04/28/2023 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,650.20
20230428-0031517

WARRANTY DEED

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2023

Notary Public

MY COMMISSION EXPIRES: 03/09/2027

(AFFIX SEAL)

File No. DH-23-4372

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco Garcia Recendiz and Teresa Flores Ortiz	Francisco Garcia Recendiz and Teresa Flores Ortiz	
(NAME) 617 Huntington Parkway	(NAME) 755 Huntington Parkway	161-10-0-025.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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, I/we, **Flash Home Equity, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francisco Garcia Recendiz and Teresa Flores Ortiz, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 92, on the Plan of Huntington Park, Section 1, as of record in Book 4175, page 10, Register's Office for said County.

Said Lot No. 92 fronts 75.0 feet on the Southerly side of Huntington Parkway and runs back between parallel lines 160.0 feet to a line in the rear on which it measures 75.0 feet.

Being the same property conveyed to Flash Home Equity, LLC, a Tennessee limited liability company by Warranty Deed from Catherine B. Maurer, an unmarried woman of record as Instrument Number 20230324-0021760, Register's Office for Davidson County, Tennessee, dated March 24, 2023 and recorded on March 24, 2023.

This is property more commonly known as 617 Huntington Parkway, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 28th day of April, 2023.

Flash Home Equity, LLC, a Tennessee
Limited Liability Company

By: _____
Marian Andreescu, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Marian Andreescu, Authorized Agent of Flash Home Equity, 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 Authorized Agent of Flash Home Equity, LLC, the within named bargainor, a Limited Liability Company, and that such Marian Andreescu, Authorized Agent of Flash Home Equity, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN, this 28th day of April, 2023.

_____
Notary Signature

My commission expires: 03/09/2027



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **April 28, 2023**.

Date

D Hardwick

Affiant Signature

April 28, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026