Karen Johnson Davidson County
Batch# 998197 DEEDWARR
05/01/2023 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20230501-0031948

WARRANTY DEED

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

File No. AT-23-4361

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

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
Juan Ramos and Catalina Urbano	NEW OWNERS	
(NAME)	(NAME)	
4341 Valley Grove Drive	4341 VALLEY GROVE DRIVE	087-09-0-012.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	HERMITAGE, TN 37076	
(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, **Suastegui LLC, a Tennesse Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan Ramos, a single man and Catalina Urbano, a single woman, tenants in common with right of surviorship**, 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. 107 on the Plan of Valley Grove, Section 8 of record in Plat Book 5200, Page 606, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jorge Alberto Suastegui, an unmarried man by Warranty deed from Michael E. Elsbury and wife, Buffy M. Elsbury of record in Instrument No. 20080625-0065558 Register's Office for Davidson County, Tennessee, dated June 20, 2008 and recorded on June 25, 2008.

Being the same property conveyed to Suastegui, LLC, a Tennessee limited liability company by Quitclaim deed from Jorge Alberto Suastegui of record in Instrument No. 20211115-0151708 Register's Office for Davidson County, Tennessee, dated October 25, 2021 and recorded on November 15, 2021.

This is property more commonly known as 4341 Valley Grove Drive, Hermitage, TN 37076.

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.

Suastegui LLC, a Tennessee Limited Liability Company

By: _____
Alberto Suastegui, Member

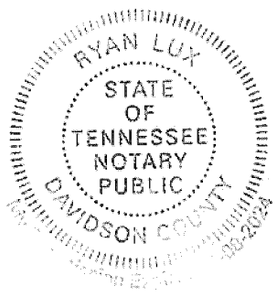
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Alberto Suastegui, 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 Member of Suastegui LLC,, the within named bargainor, a Tennessee limited liability company, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Member.

Witness my hand this 28th day of April, 2023.

_____
NOTARY PUBLIC

My commission expires: _____



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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

Affiant Signature

May 1, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **1** day of **May**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)