WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005148 DEEDWARR
05/18/2023 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20230518-0037488

W-HIVE-23-665

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Monica Djunaidi and Joseph Gutierrez	**Legacy Home Loans, LLC dba Steadfast Mortgage**	
(NAME) **665 Lemont Drive**	(NAME) **1036 Stearman Drive, Suite 6**	**051-14-0-019.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **615 MUSIC CITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MONICA DJUNAIDI AND JOSEPH GUTIERREZ, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 200 on the Plan of Section 10, 1st Add. to Sec No. 6 and 1st Add. to Sec. No. 2 Gra-Mar Acres, of record in Plat Book 2663, Page 34, 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 615 Music City, LLC, a Tennessee limited liability by Quitclaim Deed from Melissa Lau, a married woman, by Cody Monroe, her Attorney-in-Fact, by virtue of Power of Attorney recorded in Instrument No. 20221117-0122233, Register's Office for Davidson County, Tennessee; said Quitclaim deed of record in Instrument No. 20221117-0122236 in the said Register's Office, dated November 16, 2022 and recorded on November 17, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2663, Page 34, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2702, Page 79, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **665 Lemont Drive, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 17th DAY OF MAY, 2023.

615 Music City, LLC

BY: _____
Cody Joe Monroe
Manager

STATE OF ~~TENNESSEE~~ KW Georgia
COUNTY OF ~~DAVIDSON~~ KW Troup

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CODY JOE MONROE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of 615 MUSIC CITY, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of May, 2023.

_____
Notary Public
My Commission Expires: 11/5/2026
(SEAL)

KAREN C VAUGHN
Notary Public - State of Georgia
Heard County
My Comm. Expires Nov. 5, 2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Pam Autry,** 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 this the 17th day of May, 2023.

Affiant Signature
Date 05/17/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

