WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005884 DEEDWARR
05/22/2023 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230522-0038332

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **400,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS 15th day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 7-7-2025

(Affix Seal)

ANNA BATES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

C23-066

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan H. Madrigal and Stephanie D. Pratt	New owner	
401 Jessie Dr	401 Jessie Dr	**12 - 332.00**
Nashville, TN 37211	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,WE, **Properties It, LLC, a Tennessee Limited Liability Company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Jonathan H. Madrigal and Stephanie D. Pratt, as Joint Tentants with rights 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 401 Jessie Dr, Nashville, Nashville, TN 37211. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section One, Addition of Greenwood Hills, of record in Plat Book 4955, Page 118, 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 Properties It, LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Holdings, LLC dated 06/28/2022 and filed for record on 07/06/2022 of record in Instrument No. 20220706-0077698 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **401 Jessie Dr, Nashville, TN 37211**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this _____ day of May, 2023.

Jose I. Tamayo - member

Jose I. Tamayo, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Jose I. Tamayo** with whom I am personally acquainted and who upon their oath(s) acknowledge themselves to be Members of **Properties It, LLC** the bargainor(s), and that they as such Members being authorized so to be, executed the foregoing instrument for the purpose therein contained by signing the name of the LLC, by the said **Jose I. Tamayo** as such member(s).

Witness my hand and official seal this 15th day of May, 2023.

Commission Expires: 8-21-2023

Rebecca Moss
Notary Public

REBECCA MOSS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023

Tennessee Certification of Electronic Document

I, Britney Garner 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 5/15/23 (date of document).

Affiant Signature

5/22/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th of May, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025