Karen Johnson Davidson County
Batch# 1006258 DEEDWARR
05/22/2023 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230522-0038536

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-21-24
(AFFIX SEAL)

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH23-05859

Address of New Owner:	Send Tax Bills to:	Tax Information:
Derek Reyes 1345 Bell Road # 405 Antioch, TN 37013	New Owner	162 12 0B 096.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amy Bartolome, married, and JDB Properties, LLC, a Nebraska Limited Liability Company, as tenants in common**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Derek Reyes and Hannah Gastiger, husband and wife**, hereinafter called the Grantees, their successors 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 Unit No. 9D, of Tract II on the Plan of Final Plat, Villas at Belle Parke, Phase II, a Horizontal Property Regime of record in Instrument No. 20020722-0087814, and as defined in the Master Deed and By-Laws of record in Instrument No. 20020911-0110959, as amended in Instrument No. 20021025-0130922, Instrument No. 20030515-0066792 and Instrument No. 20040218-0018915 to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Amy Bartolome and JDB Properties, LLC, a Nebraska Limited Liability Company, as tenants in common, by Warranty Deed from Gregg R. Peterson, a married man, of record in Instrument No. 20230117-0003786, in the Register's Office of Davidson County, Tennessee, dated January 13, 2023 and recorded on January 17, 2023.

Being the same property conveyed to Gregg R. Peterson, by Warranty Deed from Shanelle A. Clarke, unmarried, of record in Instrument No. 20070511-0056870, in the Register's Office of Davidson County, Tennessee, dated May 09, 2007 and recorded on May 11, 2007.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **1345 Bell Road # 405, Antioch, TN 37013**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of May, 2023

Amy Bartolome

JDB Properties, LLC, a Nebraska Limited Liability Company

BY: Jan K Behn

Jan K Behn
Sole Member

STATE OF NEBRASKA
COUNTY OF LANCASTER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Amy Bartolome, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Lincoln, Nebraska, this 17 day of May, 2023.

A Maria Svoboda

Notary Public

My Commission Expires: May 7 2026

GENERAL NOTARY - State of Nebraska
A MARIA SVOBODA
My Comm. Exp. May 7, 2026

STATE OF NEBRASKA
COUNTY OF LANCASTER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jan K Behn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Sole Member of JDB Properties, LLC, a Nebraska Limited Liability Company, and that she is authorized by JDB Properties, LLC, a Nebraska Limited Liability Company to execute this instrument on its behalf as such Sole Member.

Witness my hand and seal at Lincoln, Nebraska, this 17 day of May, 2023.

A Maria Svoboda

Notary Public

My Commission Expires: May 7 2026

GENERAL NOTARY - State of Nebraska
A MARIA SVOBODA
My Comm. Exp. May 7, 2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-17-23.

Affiant Signature

5-22-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of May, 2023

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY