WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2023

Notary Public

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

MY COMMISSION EXPIRES

(AF

Karen Johnson Davidson County
Batch# 1011185 **DEEDWARR**
06/05/2023 01 36 45 PM 2 pgs
Fees $13 00 Taxes $1,517 00

20230605-0042429

G-GM-23-6220

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)
Huesos Fuertes Construction, LLC	**Same as New Owner**	
(NAME)	(NAME)	**091-05-0-031 00**
6220 Laredo Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **MASON & LEWIS PARTNERS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUESOS FUERTES CONSTRUCTION, LLC,** 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 12 on the Plan of Moss-Wood Subdivision of record in Plat Book 2663, Page 102, 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 Mason and Lewis, LLC, a Tennessee limited liability company by Warranty Deed from Leslie Roberts, unmarried, Kevin Roberts A/K/A Kevin Telles, unmarried, Ella Roberts, unmarried, by Kevin Roberts, as Attorney in Fact, by virtue of Power of Attorney recorded in Instrument No 20220502-0050715, Register's Office for Davidson County, Tennessee, said Warranty Deed of record in Instrument No. 20220502-0050716 in the said Register's Office, dated April 25, 2022 and recorded on May 02, 2022
The above described Warranty Deed had an error in the Grantor's name A Scrivener's Affiidavit recorded simultaneously herewith of record in Instrument No 20230605-0042429, Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 102, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2861, Page 35, 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 **6220 Laredo Avenue, Nashville, Tennessee 37209**

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 30th DAY OF MAY, 2023

Mason & Lewis Partners, LLC

BY _____
Carlson Grant Mason
Partner

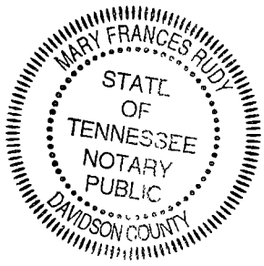
BY _____
Zachary David Lewis
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLSON GRANT MASON, signing for MASON & LEWIS PARTNERS, LLC, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of MASON & LEWIS PARTNERS, LLC, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 30th of May, 2023

_____
Notary Public
My Commission Expires 11-3-25
(SEAL)

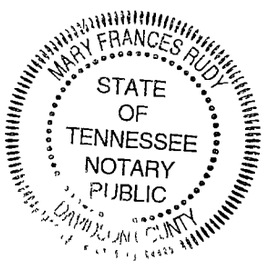


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACHARY DAVID LEWIS, signing for MASON & LEWIS PARTNERS, LLC, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of MASON & LEWIS PARTNERS, LLC, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 30th of May, 2023

_____
Notary Public
My Commission Expires. 11-3-25
(SEAL)



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