Karen Johnson Davidson County
Batch# 1013966 DEEDWARR
06/12/2023 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230612-0044581

Name and Address of New Owner:
Susana Lupercio Hernandez and Jose Ortiz Martinez
58 Ocala Dr
Antioch, TN 37013

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23050637

Map and Parcel: 162 07 0 191.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ADL Capital LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Jose Ortiz Martinez and **Susana Lupercio Hernandez**, Husband and Wife, 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:

Land in Davidson County, Tennessee, being Lot No. 26, Section 2-A, Whittemore Valley, as of record in Book 6250, page 611, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to ADL Capital LLC, a Tennessee Limited Liability Company by Warranty Deed filed for record on February 9, 2023 in Instrument Number 20230209-0009359, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Whittemore Vally Estates of record in Book 6243, page 80; All matters as set forth per plat of record in Book 6250, page 611; All matters including but not limited to an easement reserved for sewer line as set forth in Book 6908, page 226; All matters of survey of William R. Ingram, RLS as set forth in Book 6282, page 312; Deed of Conveyance for sanitary sewer of record in Book 7061, page 160; Deed of Conveyance for water line of record in Book 7061, page 186; all of said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as. 58 Ocala Dr, 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 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 assigns, 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 hand this 31st day of May, 2023.

ADL Capital LLC

BY: _____
David Ryan Long, Sole Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, David Ryan Long, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of ADL Capital LLC and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

Witness my hand and seal this 31st of May, 2023.

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 4/19/26

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 31st day of May, 2023.

_____
Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, Aimee Cain, 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 May 31, 2023.

Date

Aimee Cain

Affiant Signature

June 12, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12 day of June, 2023.

Notary's Signature

My Commission Expires: My Commission Expires: May 18, 2024

Date

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Notary's Seal (if on paper)