Karen Johnson Davidson County
Batch# 1040357 DEEDWARR
08/18/2023 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20230818-0064807

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 105,000.00

Affiant

Subscribed and Sworn before me this 18th day of August , 2023.

Notary Public
My commission expires: 8-16-2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Shearer Harris Enterprise, LLC 136 Goldnes Isles Drive, Ste 501, Hallandale Beach, FL 33009	New Owner	156-02-0-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gumaro Vega-Rivera**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shearer Harris Enterprise, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 241 on the Plan of Harpeth Valley Park, Section 2 of record in Book 3700, Page 129, 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 a portion of the same property conveyed to Midtown Capital, LLC, a Tennessee limited liability company, by Warranty Deed from R & S Rental Properties, LLC, a Tennessee limited liability company, dated July 31, 2020, and recorded on July 31, 2020, of record in Instrument No. 20200731-0084718, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Gumaro Vega-Rivera by Warranty Deed from Midtown Capital, LLC, a Tennessee limited liability company, dated March 21, 2022 and recorded March 25, 2022 of record in Instrument No. 20220352-0034612, Register's Office for Davidson County, Tennessee.

This is [ ] improved [✓] unimproved property known as 709 Harpeth Knoll Court, Nashville, TN 37221 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 18th day of August , 2023.

Gumaro Vega-Rivera

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 18th day of August, 2023, before me personally appeared Gumaro Vega-Rivera, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of August, 2023.

Notary Signature
My commission expires: 5/25/26

ANGELA LYLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 8-18-23 (date of document).

Jami K. Averwater

Signature

8-18-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18th day of August, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

