This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1048639 DEEDWARR
09/11/2023 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230911-0071281

ADDRESS NEW OWNER:
Cuauhtemoc Arellano
Mariana Sotelo Beltran
Eric Arellano Sotelo
7033 Bonnavent Drive
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner

MAP/PARCEL 074-08-0-039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BSR Investment LLC, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Cuauhtemoc Arellano and Mariana Sotelo Beltran, husband and wife, and Eric Arellano Sotelo, a single man, as tenants in common with rights of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 788 on the Plan of Section Seven of Hermitage Hills of record in Plat Book 3300, Page (s) 62 and 63, 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 BSR Investment LLC by Quitclaim deed from B. S. & R. Investments, a Tennessee general partnership of record in Book 10402, page 101, Register's Office for Davidson County, Tennessee, dated March 27, 1997 and recorded on April 02, 1997.

This is improved property known as: **7033 Bonnavent Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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. Possession to be given 7th day of September, 2023.

WITNESS MY HAND on this the 7th day of September, 2023.

BSR Investment LLC

BY: _____
Robert L. Wood, Jr., Chief Manager

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert L. Wood, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Chief Manager, of BSR Investment, LLC, a Tennessee limited liability company, and that as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

WITNESS my hand and official seals at office this 7th day of September, 2023.

_____
NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $320,000.00.

_____
AFFIANT

Subscribed and sworn to before me this the 7th day of September, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 5.14.25

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No: 230339

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Sept. 7, 2023.

Affiant
Date: September 11, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11 day of September 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY