Karen Johnson Davidson County
Batch# 1048816 DEEDWARR
09/12/2023 10 37 35 AM 2 pgs
Fees $13 00 Taxes $2,072 00

20230912-0071510

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $560,000.00

Melissa Jansen
Affiant

Subscribed and sworn to before me, this 14th day of September, 2023

Stephanie Woodall
Notary Public
My commission expires:

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-P-23-19B

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows.	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jayme Rose	New Owner	**105040O00200CO**
19B Trimble St		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Carlos R Torres, married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jayme Rose, unmarried

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 Unit No. 2, together with common areas, as establish by the Declaration of Covenants, Conditions, and Restriction for 19 Trimble Street a Horizontal Property Regime with Private Elements of record in Instrument No. 20190724-0072650, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carlos R Torres, by Warranty Deed from Suburban Cowboys, LLC, a Tennessee limited liability company, dated October 23, 2020, of record in Instrument No. 20201029-0126033, in the Register's Office for Davidson County, Tennessee. Raymond E. Wright hereby signs to convey any interest he may have, marital or otherwise, as the spouse of Carlos R. Torres.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee

This is improved (__X__) unimproved (_____) property known as 19B Trimble St, Nashville, TN 37210.

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 in 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 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

Carlos R Torres Date: 06 Sep 23

Raymond E Wright Date: 9.6.23

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Carlos R Torres, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of September, 2023.

NOTARY PUBLIC

My Commission Expires: 3/3/26

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Raymond E Wright, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of September, 2023.

NOTARY PUBLIC

My Commission Expires: 3/3/26

CHINA HENDRIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026