Karen Johnson Davidson County
Batch# 1053749 DEEDWARR
09/25/2023 11:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,068.38
20230925-0075111

Name and Address of New Owner:
Red Bud Terrace Property Rental, LLC
400 Eagle Ridge
Nashville, TN 37209

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-23091380

Map and Parcel: 052 05 0 256.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adina Daniel, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Red Bud Terrace Property Rental, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors 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. 3, on the Resubdivision of Lots 10 and 11, on the Plan of Red Bud Terrace, as of record in Book 6050, page 195, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Glen Daniel and wife, Adina Daniel by General Warranty Deed filed for record on October 2, 2014 in Instrument Number 20141002-0091079, of the Register's Office of Davidson County, Tennessee. Glen Daniel died on August 3, 2022 leaving Adina Daniel as the surviving tenant by the entirety.

This conveyance is subject to the following: All matters as set forth per plat of record in Book 6050, page 195; Joint Driveway Easement of record in Book 7246, page 808, 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: 1028 Red Bud Terrace, Madison, TN 37115

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, tits successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 19th day of September, 2023.

Adina Daniel

Adina Daniel

State of California

County of Madera

Personally appeared before me, Adina Daniel ~~with whom I am personally acquainted, and~~ who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th of September, 2023.

Beatriz Gonzalez

Notary Public
My Commission Expires: Jan 9, 2027

BEATRIZ GONZALEZ
Notary Public - California
Fresno County
Commission # 2431010
My Comm. Expires Jan 9, 2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $288,750.00.

Adina Daniel

Affiant Signature

Subscribed and sworn to before me, this 19th day of September, 2023.

See attached Jurat

Notary Public
My Commission Expires: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Madera

Subscribed and sworn to (or affirmed) before me

on this 19 day of September, 2023.
by Date Month Year

(1) Adena Daniel

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

BEATRIZ GONZALEZ
Notary Public - California
Fresno County
Commission # 2431010
My Comm. Expires Jan 9, 2027

Signature Beatriz Gonzalez
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 9-19-2023 Number of Pages: 2

Signer(s) Other Than Named Above: _____

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Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 9/19/23 (date of document).

Affiant Signature

9/25/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of September, 2023.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025