NEW OWNER:
GILBERTO FUENTES LOPEZ
241 JACKSONIAN DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-1074

Map & Parcel No.: 07513004600

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1061023 DEEDWARR
10/16/2023 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20231016-0081201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Seventy-Five Thousand and 00/100 Dollars ($375,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PARADISE PROPERTIES PLUS LLC, a Tennessee limited liability company,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **GILBERTO FUENTES LOPEZ and NOEMI ELISABETH GOMEZ-MORALES, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designed as all of Lot No. 257, Section Two (Revised), Hermitage Hills, of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to PARADISE PROPERTIES PLUS LLC, a Tennessee limited liability company, by Warranty Deed from James Deatrick, Jr., dated January 11, 2023, and of record in Instrument No. 20230113-0002967, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **241 JACKSONIAN DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2900, Page 112, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 5th day of October, 2023.

PARADISE PROPERTIES PLUS LLC

By: Steve Lurie Manager
Steve Lurie
Its: Manager

STATE OF TENNESSEE

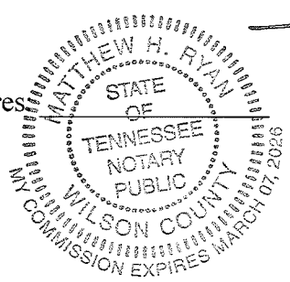
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **STEVE LURIE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MANAGER** of **PARADISE PROPERTIES PLUS LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 5th day of October, 2023.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.**

AFFIANT

Sworn to and subscribed to before me this 5th day of October, 2023.

NOTARY PUBLIC

My commission expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11-19-2025
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 10/5/2023.

Affiant Signature – Joshua A. Terry

10/10/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 10/10/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27