Karen Johnson Davidson County
Batch# 1066780 DEEDWARR
10/31/2023 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,478.15
20231031-0085076

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-2301-MC

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $399,500.00.

Affiant

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 27th day of October, 2023.

Notary Public
My Commission Expires: 4.19.25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Agustin Mejia Sanchez and Alma Delia Salomon Hernandez 121 Cherokee Court Nashville, TN 37013	NEW OWNER	148 03 0 107.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **TN Investment Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AGUSTIN MEJIA SANCHEZ AND ALMA DELIA SALOMON HERNANDEZ, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 711, Plan of Section Seven, Cherokee Hills, as shown on Plat of record in Plat Book 3842, Page 72, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said Land.

Said Lot 711 fronts 79.00 feet on the Southerly margin of Cherokee Court and extends back 157.0 feet on the Westerly line and 165.6 feet on the Easterly line to a dead line in the rear, measuring 52.00 feet thereon.

Being the same property conveyed to TN Investment Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Annette Robeck as Guardian for Logan Chase Witeof and William Witeof, Personal Representative of the Estate of Loretta Sue Crosby, of record in Instrument No. 20230602-0041891, in the Register's Office of Davidson County, Tennessee, dated May 31, 2023 and recorded on June 02, 2023. Further being the same property conveyed to Loretta Sue Crosby and husband, Paul I. Crosby, by Warranty Deed from Harris Tucker and wife, Joyce Tucker, of record in Book 7850, Page 391, in the Register's Office of Davidson County, Tennessee, dated May 25, 1989 and recorded on May 26, 1989. Said Paul I. Crosby deceased on May 06, 1997 and then Loretta Sue Crosby having since died on February 15, 2019.

This is ☒ improved or ☐ unimproved property located at: **121 Cherokee Court, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 is 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of October, 2023.

GRANTOR:

TN Investment Group, LLC, a Tennessee Limited Liability Company

By: _____
Robert Fletcher, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Robert Fletcher,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **Member of TN Investment Group, LLC**, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of October, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-21-26

202310310085076

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/27/23 (date of document).

Jennifer Russell
Affiant Signature

10/31/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31 day of October 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

