Karen Johnson Davidson County
Batch# 1093836 DEEDWARR
01/24/2024 03:32:30 PM 4 pgs
Fees: $23.00 Taxes: $2,516.00
20240124-0004867

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37982-12-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $680,000.00. Affiant Subscribed and sworn to before me this 19th day of January, 2024. Notary Public My Commission Expires:

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

WARRANTY DEED

Address New Owner: Emilio Tijerino, Rebecca Rogers Tijerino 1112 Argyle Avenue Nashville, TN 37203	**Send Tax Bills To:** SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	**Tax Information:** Map and Parcel No.: 10505024500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Three Beans, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey **to Emilio Tijerino, an unmarried man and Rebecca Rogers Tijerino, a married woman, as joint tenants with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1112 Argyle Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 19th day of January, 2024.

Three Beans, LLC, a Tennessee limited liability company

BY: Gail Wales, Authorized Representative

Gail Wales, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gail Wales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Authorized Representative of Three Beans, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of January, 2024.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Bransford Realty Company's Re-Subdivision of the north part of A.B. Hill Subdivision of the Plant Lands, of record in Book 421, Page 77, Register's Office for said County.

Said Lot 41 fronts 49.8 feet on the northerly side of Argyle Avenue and extends back between lines and along the easterly margin of a 15 foot alley, 150 feet more or less to an alley in the rear, measuring 29 feet on said rear alley.

Being the same property conveyed to Three Beans, LLC, a Tennessee limited liability company, by deed dated January 21, 2015 from Schree Hill, unmarried, of record in Instrument No. 20150123-0006808, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, Page 77, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am 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 the law on 1/19/24

Jennifer A Hoffman
AFFIANT

DATE: 1/24/24

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 24th day of January, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027