Name and Address of New Owner:
Sandra Rabadi
3300 B Curtis Street
Nashville, TN 37218

Send Tax Bills To:
Priority 1 Lending, LLC
38701 W Seven Mile Road #290
Livonia, MI 48152

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1116101 DEEDWARR
03/28/2024 08:26:30 AM 4 pgs
Fees: $23.00 Taxes: $2,331.00
20240328-0021532

Map & Parcel No: 070-09-1E-002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tortuga Capital LLC, a Tennessee limited liability company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sandra Rabadi, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 3300 Curtis, a Horizontal Property Regime with Private Elements, of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230410-0026014, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Douglas E. Howse, unmarried, by Warranty Deed from Betty R. Cain, unmarried, of record in Book 10946, Page 529, Register's Office for Davidson County, Tennessee, dated May 22, 1998 and recorded on May 27, 1998.

Being part of the same property conveyed to Tortuga Capital LLC, a Limited Liability Company, by Warranty Deed from Douglas E. Howse, unmarried, of record as Instrument Number 20230307-0016224, Register's Office for Davidson County, Tennessee, dated March 1, 2023 and recorded on March 7, 2023. See Power of attorney in Instrument No. 20230307-0016223, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of March, 2024.

Tortuga Capital, LLC, a Tennessee Limited Liability Company

By: _____
Ian Ratliff, Member

By: _____
Matthew Wright, Member

State of Tennessee
County of Davidson

Before me, Steven P. Disser of the state and county mentioned, personally appeared Ian Ratliff and Matthew Wright, Members with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Members of Tortuga Capital, LLC, the within named bargainor, a Limited Liability Company, and that as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members .

Witness my hand, at office, this 22nd day of March, 2024.

_____
Notary's Signature
My commission expires: 3/3/25

STEVEN P DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

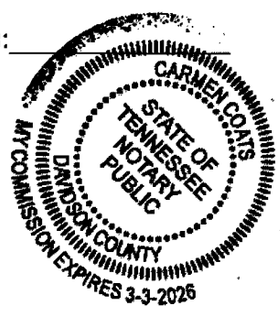
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $630,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
22nd day of March, 2024.

Notary Public
My commission expires:
File No. GNT-24-3258



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **March 22, 2024** (date of document).

Affiant Signature

March 27, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 27th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25