Karen Johnson Davidson County
Batch# 1127961 DEEDWARR
04/29/2024 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,909.20
20240429-0030630

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File No. EM-24-6456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $516,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of April, 2024

_____
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristine Kubach	Legacy Home Loans, LLC DBA Steadfast Mortgage	
(NAME) 317 Bonnavue Drive	(NAME) 1036 Stearman Drive Ste 6	075-05-0-010.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Six One Three Holdings LLC, a Tennessee Limited Liability Company** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristine Kubach, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 712 on the Plan of Section 7, Hermitage Hills Subdivision of record in Plat Book 3300, Page (s) 62 and 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 712 fronts 84.8 feet on the Southwesterly margin of Bonnavue Drive and runs back between lines, measuring 240.5 feet on the Westerly line and 233.5 feet on the Easterly line to a dead line in the rear measuring 66.4 feet thereon.

Being the same property conveyed to William Russell Gleaves and wife, Melissa Gleaves by Warranty Deed from Warren T. Lincoln, a single man of record in Book 5312, page 681, Register's Office for Davidson County, Tennessee, dated June 24, 1978 and recorded on July 18, 1978.

Being the same property conveyed to Harold T. Gleaves by Quitclaim Deed from Melissa Gleaves of record in Instrument No. 20030129-0012406 Register's Office for Davidson County, Tennessee, dated January 29, 2003 and recorded on January 29, 2003.

The said Person William Russell Gleaves deceased April 25, 2002.

Being the same property conveyed to Six One Three Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Harold T. Gleves, married of record in Instrument No. 20240122-0003528 Register's Office for Davidson County, Tennessee, dated December 15, 2023 and recorded on January 22, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 25th day of April, 2024.

Six One Three Holdings LLC, a Tennessee Limited Liability Company

By: _____
Chad Vasquez, Principal

By: _____
Alicia Vasquez, Co Principal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sarah Simmons of the state and county mentioned, personally appeared Chad Vasquez, Principal of Six One Three Holdings LLC and Alicia Vasquez, Co Principal of Six One Three Holdings LLC, 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 Principal and Co Principal of Six One Three Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Chad Vasquez, Principal of Six One Three Holdings LLC and Alicia Vasquez, Co Principal of Six One Three Holdings LLC as such Principal and Co Principal, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Principal and Co Principal.

Witness my hand and seal, at office in Nashville, this 25th day of April, 2024.

_____
Notary Signature

Printed Name: Sarah Simmons

My commission expires: 3-3-24

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 25 day of April, 2024.

Affiant Signature

Date 4/25/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

