Karen Johnson Davidson County
Batch# 1127989 DEEDWARR
04/29/2024 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,306.10
20240429-0030677

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson
The actual consideration or value, whichever is greater for this transfer is: $353,000
Maria Guadalupe Sosa-Sanchez
Affiant Signature
Subscribed and sworn to before me on this the 26 Day of April 2024.
C. Allen
Notary Public
My Commission expires 1/6/25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Maria Guadalupe Sosa-Sanchez
477 Clearwater Drive
Nashville, TN 37217

SEND TAX BILLS TO:
Maria Guadalupe Sosa-Sanchez
477 Clearwater Drive
Nashville, TN 37217

MAP AND PARCEL NUMBER: Tax ID #: 15001019200

WARRANTY DEED

24NT00381

Effective the 26 Day of April, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Best Home, LLC

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Maria Guadalupe Sosa-Sanchez, an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 158, on the Plan of Edge-O-Lake Estates, Section 8, of record in Book 3700, Page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Best Home, LLC from Brandon Adams, Trustee of The 477 Clearwater Dr. Trust, by Warranty Deed dated 02/06/2024 and recorded 02/07/2024 in Instrument No. 20240207-0008684, Register's Office for said County.

Being the same property conveyed to Brandon Adams, Trustee of The 477 Clearwater Dr Trust, by Warranty Deed from Howell H Campbell, IV, unmarried man, dated September 29, 2022 and recorded October 21, 2022, of record in Instrument No. 20221021-0114897, in the Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 477 Clearwater Dr, Nashville, TN 37217-4009

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. I do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns, against all 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 our hands this the 26 day of APRIL, 2024.

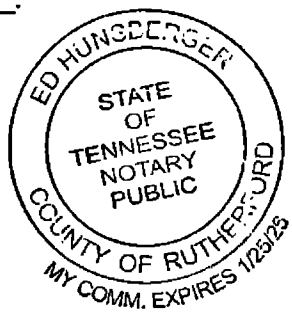
Mina Kheil Sole Member LLC
Mina Kheil, Sole Member
Best Home LLC

State of TN }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Mina Kheil**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Best Home, LLC, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 26 day of APRIL, 2024.

Notary Public
My commission expires: 1/25/26



Certificate of Authenticity

I, Holly A. Mason, 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 April 26 2024.

Affiant Signature

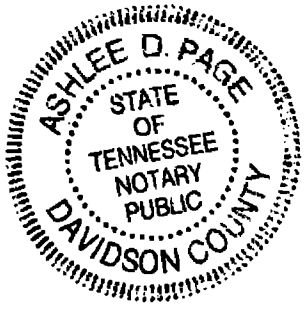
4/26/24
Date

State of Tennesseee
County of Davidson

Sworn to and subscribed before me this 26 day of April, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026