Karen Johnson Davidson County
Batch# 1129966 DEEDWARR
05/02/2024 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20240502-0032050

Warranty Deed

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $125,000.00. Affiant Subscribed and sworn to before me, this the 29th day of April, 2024. Notary Public My commission expires: 9/4/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
MJH Ventures, LLC	New Owner(s)	07301005400
4605 Granny White Pike		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL FRANCISCO JIMENEZ CORDERO**, UNMARRIED, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MJH VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Lying and being land in Davidson County, Tennessee and being part of Lot No. 16 on the Block "H" on the Country Club Estates, as of record in Book 843, Page 95, in the Register's Office of Davidson County, Tennessee and described according to a copy of a survey made by T. R. Sanford, dated April 15, 1947, and being more particularly described as follows:

Beginning at a point in the Westerly margin of Williams Ferry Road, at the corner of Lot No. 15 and 16; thence with the line between said Lots, Westerly 95 feet to the corner of said lots and of Lots No. 2 and 3; thence with the line between Lots No. 2 and 16, Northerly 100 feet to an iron pin being the Southeast corner of Lot No. 17; thence Easterly 44.8 feet to the Westerly margin of Williams Ferry Road, said point being 70.85 feet Southeasterly from the Northerly corner of Lot No. 16 as measured along the margin of Williams Ferry Road; thence with the margin of said Road, Southeasterly 64.15 feet to an iron pin at a turn in said road, and continuing with said road, Southerly 49.3 feet to the point of beginning. \page

Being the same property conveyed to Charles G. Petty and wife, Janie Lee Petty by Warranty Deed from Lorelle H. McGhee, a widow of record in Instrument No. 20050705-0076540 Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 05, 2005.

Being the same property conveyed to WO SFR LLC, a Tennessee Limited Liability Company by Warranty deed from Charles G. Petty and Janie Lee Petty, husband and wife of record in Instrument No. 20211018-0139772 Register's Office for Davidson County, Tennessee, dated October 06, 2021 and recorded on October 18, 2021.

Being the same property conveyed to Michael Francisco Jimenez Cordero, by Warranty Deed from WO SFR LLC, a Tennessee Limited Liability Company, dated November 5, 2021 and recorded November 12, 2021 in Instrument No. 20211112-0151161, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1706 Riverwood Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of April, 2024.

Michael Jimenez C.

Michael Francisco Jimenez Cordero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Francisco Jimenez Cordero, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of April, 2024.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

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 **April 29, 2024** (date of document).

Affiant Signature

May 1, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 1st day of May, 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