Karen Johnson Davidson County
Batch# 1131815 DEEDWARR
05/07/2024 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20240507-0033478

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 3/20/28

(AFFIX SEAL)

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. BC-24-331

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ligia Y. Gutierrez and Hector A. Sales	New owner	
(NAME)	(NAME)	133-03-0-067.00
3205 Glencliff Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **HAMPTON DEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LIGIA Y. GUTIERREZ AND HECTOR A. SALES, WIFE AND HUSBAND**, 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:

Certain real property situate in the Davidson County, Tennessee, and described as follows, to-wit:

Being the Southeastern part of Lot No. 8 on the Map of Subdivision of Mrs. Bettie Smith's property on Antioch Pike, of record in Book 843, page 59, Register's Office for Davidson County, Tennessee. Said part of said lot front 100 feet on the west side of Glencliff Road and extends back between parallel lines as measured from the center line of said road 253 feet to a dead line.

Being the same property conveyed to Brian Chester, unmarried by Warranty deed from Goldrich Mastermind, Inc., a California Corporation of record in Instrument No. 20210407-0045729 Register's Office for Davidson County, Tennessee, dated March 21, 2021 and recorded on April 07, 2021.

Being the same property conveyed to Hampton Dey Properties, LLC, a Tennessee limited liability company by Warranty Deed from EF Holdco WRE Assets REO LLC, dated November 14, 2023 and recorded November 30, 2023 in Instrument No. 20231130-0092336, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 3205 Glencliff Road, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 6th day of May, 2024.

Hampton Dey Properties, LLC, a Tennessee Limited Liability Company

By: _____
Tyler McCullough, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

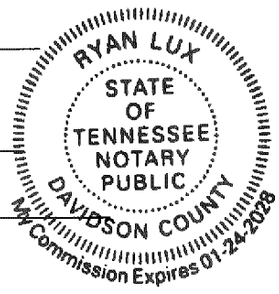
Before me, Ryan Lux of the state and county mentioned, personally appeared Tyler McCullough, Member of Hampton Dey Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Hampton Dey Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Tyler McCullough, Member of Hampton Dey Properties, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 6th day of May, 2024.

_____
Notary Signature

Printed Name:_____

My commission expires:_____



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 May 6, 2024 (date of document)

Regina Sullo
Affiant Signature

May 7, 2024
Date

State Of TN
County of Davidson

Sworn and subscribed before me this 7th day of May, 2024

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COM... 9.2026