Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $278,000.00

RODRIGO CANO MORA
Affiant

Subscribed and sworn to before me this 28th day of May, 2024.

Notary Public
My commission expires: 3/7/27

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1140005 DEEDWARR
05/29/2024 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20240529-0039630

Address of New Owner:	Send Tax Bills to:	Tax Information
Rodrigo Cano Mora and Leticia Cerda Lucio ~~5616 OBrien Avenue~~ 6336 Sweet Gum Ln Nashville, TN 37209	SAME	091-14-0-050

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Cobb Commercial Properties, LLC- Series 9 LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rodrigo Cano Mora and Leticia Cerda Lucio, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 of Block C of the Polo Alto Subdivision. Said Lot 1 fronts 57 feet on the North side of Martha Street (now O'Brien Street) and runs northwardly between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Cobb Commercial Properties, LLC-Series 9, a Tennessee Limited Liability Company by Quitclaim Deed from James Christopher Cobb and wife, Hope R. Cobb of record in Instrument No. 20080219-0016271, Register's Office for Davidson County, Tennessee, and dated February 15, 2008.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. Building in rear is partially located on adjoining property as per tax map.

This property is improved property known as 5616 OBrien Avenue, Nashville, TN 37209

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 28th day of May, 2024.

Cobb Commercial Properties, LLC- Series 9 LLC, a Tennessee Limited Liability Company

By: _____
James C. Cobb, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Amy Cross Nance of the state and county mentioned, personally appeared James C. Cobb, Manager of Cobb Commercial Properties, LLC- Series 9, 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 Manager of Cobb Commercial Properties, LLC- Series 9, the within named bargainor, a Limited Liability Company, and that such James C. Cobb, Manager of Cobb Commercial Properties, LLC- Series 9 as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Fairview TN, this 28th day of May, 2024.

_____
Notary Signature

My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Amy Cross Nave, 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 28, 2024.

Date

Affiant Signature

5/28/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of May, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Date

Notary's Seal (if on paper)

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL