# WARRANTY DEED

Karen Johnson
Batch # 1148452
06/18/2024 12:00:17 PM
Fees: $13.00 Taxes: $1,110.00
20240618-0045826

Davidson County
DEEDWARR
2 pgs

ANYAN WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026

Y-RR-24-903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-16-26

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **1st Choice Partners, LLC.**<br>**FTN Investments, LLC.** | **Same as New Owner's**<br>1st Choice Partners LLC<br>FTN Investments LLC | |
| (NAME) | (NAME) | |
| **4333 Enchanted Cir** | 4333 Enchanted Circle | **072-09-0-207.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37218** | Nashville TN 37218 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAMMY RENA MEDRANO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1ST CHOICE PARTNERS, LLC. AND FTN INVESTMENTS, LLC., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 2, on the Map of East Hill Addition, of record in Book 332, Page 33, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Said part of Lot No. 22, fronts 50 feet on the northerly side of Delmas Avenue and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Rufus R. Puckett and Linda J. Howard by Warranty Deed from Lois Anne Freeman, a widow, dated June 13, 1997 and recorded June 16, 1997 in Book 10493, Page 764, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Linda Jean Howard by Quitclaim Deed from Rufus R. Puckett, dated April 9, 2009 and recorded April 13, 2009 in Instrument No. 20090413-0033333, Register's Office of Davidson County, Tennessee.

Linda Jean Howard having become deceased on or about October 17, 2021; Affidavit of Heirship in Instrument No. 20240110-0002212, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **903 Delmas Ave., Nashville, Tennessee 37216**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 14th DAY OF JUNE, 2024.

Tammy Rena Medrano

José Medrano

José Medrano, spouse of Tammy Rena Medrano, hereby joins in this conveyance and does transfer and convey any and all marital interest José Medrano may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMMY RENA MEDRANO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2024.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSÉ MEDRANO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2024.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212