Karen Johnson Davidson County
Batch# 1167136 DEEDWARR
08/12/2024 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $2,049.80
20240812-0060085

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $554,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)

NOTARY PUBLIC LAURA ELIZABETH MATHIS STATE of TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 935 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Grafton Properties, LLC	New Owner	043 15 0 180.00
(NAME)	(NAME)	
42 Jones Circle		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Redemption Time LLC, a California limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Grafton Properties, LLC**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows, to-wit:

Being Lot No. 2 on the Final Plat of the Resubdivision of Lot No. 2 of Fitz Subdivision, of record in Plat Book 8250, Page 544, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Manzano Housing, LLC, a Tennessee Limited Liability Company from Raymond Ufford and Mary Ufford, husband and wife by Warranty Deed dated August 16, 2021 and recorded on August 25, 2021, in Instrument No. 20210825-0114790, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Redemption Time LLC from Brock & Scott, PLLC, as Substitute Trustee by Substitute Trustee's Deed dated June 27, 2024 and recorded on June 28, 2024, in Instrument No. 20240628-0048587, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 325 Manzano Rd., Madison, TN 37115

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, its successors and assigns forever; and it does covenant with the said Grantee that it is 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 it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hands this 5th day of August, 2024.

Redemption Time LLC, a California limited liability company

BY: _____
Justin Buck Smith
Member/Manager

BY: _____
David Michael Orloff
Member/Manager

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Justin Buck Smith and David Michael Orloff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members/Managers, and is authorized to execute the instrument on behalf of Redemption Time LLC, the within named bargainors, and that they as such Members/Managers, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liablity company by themselves as Members/Managers.

Witness my hand and official seal, this the 5th day of August, 2024.

_____
Notary Public

My Commission Expires:

(SEAL)

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On Aug 05 2024 before me, Denise Mentz, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Justin Buck Smith and
Name(s) of Signer(s)
David Michael Orloff,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DENISE MENTZ
COMMISSION # 2434479
Notary Public - California
COUNTY of LOS ANGELES
Commission Exp. FEBRUARY 12, 2027

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Denise Mentz
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quit Claim Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Certificate of Authenticity

I, Amanda Mayner, 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 **August 5, 2024**.

Date

Amanda Mayner

Affiant Signature

August 6, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of August, 2024.

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON