WARRANTY DEED

Karen Johnson Davidson County
Batch# 1171516 DEEDWARR
08/16/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20240816-0063217

J-EXP-24-409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/23/28

(AFFIX SEAL)

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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)
Carlota Paola Estrada Fu and Hernan Eslava	**Evolve Bank & Trust**	
(NAME) **409 Matthews Ct**	(NAME) **301 Shoppingway Boulevard**	**071-01-0-112.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **West Memphis, AR, 72301**	
(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, **BE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARLOTA PAOLA ESTRADA FU AND HERNAN ESLAVA, A MARRIED COUPLE,** 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 Lot No. 38 on the Revised Plan of TRINITY HILLS VILLAGE, SECTION ONE, FIRST ADDITION, as of record in Plat Book 4175, Page 92, in the Register's Office for said County.

Said Lot No. 38 fronts 82.4 feet on the Northerly margin of Matthews Court and extends back 83.1 feet on the Westerly line and 118.3 feet on the Easterly line to a dead line in the rear measuring 57.4 feet thereon.

Being the same property conveyed to BE Solutions LLC, a Tennessee limited liability company, by Warranty Deed from Virginia Alexander and John William Osborne and Michael Osborne and Amanda Osborne and Orrin Osborne and Joseph Scott Osborne and Richard Tribue and Alan Alandis Osborne, of record in Instrument No. 20240328-0021734, in the Register's Office of Davidson County, Tennessee, dated March 25, 2024 and recorded on March 28, 2024.

Being the same property conveyed to John Osborne and wife, Mary Osborne, by Warranty Deed from Trinity Hills Village, Inc., a Tennessee Corporation, of record in Book 4432, Page 901, in the Register's Office of Davidson County, Tennessee, dated July 20, 1970 and recorded on July 21, 1970. The said John Osborne died on September 19, 1985, then Mary Osborne died July 15, 2015, intestate. Also see Affidavits of Heirships recorded in Instrument Nos. 20240314-0017552, 20240328-0021652, 20240328-0021654, 20240328-0021656, 20240328-0021657, 20240328-0021658 and 20240328-0021659.

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 Book 4175, Page 92, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4326, Page 653 and Book 4509, Page 480, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **409 Matthews Ct, Nashville, Tennessee 37207**.

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 16th DAY OF AUGUST, 2024.

Be Solutions, LLC, a Tennessee limited liability company

BY:_____
Malik Brooks
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALIK BROOKS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of BE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of August, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 16, 2024** .

Affiant Signature

08/16/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 16, 2024** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY