WARRANTY DEED

Karen Johnson Davidson County
Batch# 1173405 DEEDWARR
08/23/2024 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240823-0064824

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF August 14, 2024

Megan Crawford
Notary Public

MY COMMISSION EXPIRES: 10-25-2

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

(AFFIX SEAL)

MST 2024-0904

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
615 Property and Real Estate, LLC, a Tennessee limited liability company	615 Property and Real Estate, LLC, a Tennessee limited liability company	060-11-0A-060.00-CO
(NAME)	(NAME)	
517 Longleaf Court	1631 6th Ave N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37208	
(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, WE, **Ruben Dario Ovalles, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **615 Property and Real Estate, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 58 on the Plan of Final Plat, Section Four, Pine Ridge of record in Plat Book 9700, Page 178; amending Book 6900, Page 189 and Book 9700, Page 102, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ruben Dario Ovalles Gonzalez, a single man by Warranty Deed from Judy Chastang, unmarried of record in Instrument No. 20180627-0062078 Register's Office for Davidson County, Tennessee, dated June 27, 2018 and recorded on June 27, 2018.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. 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 9700, Page 178, Plat Book 6900, Page 189, revised in Plat Book 9700, Page 102 Register's Office for Davidson County, Tennessee. Terms,

provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7108, Page 1, Book 7108, Page 22, Book 10886, Page 805, Book 10886, Page 791, Amended in Instrument No. 200003070023333, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 10886, Page 805, in the Register's Office for Davidson County, Tennessee. Charter for Pine Ridge Homeowners Association, Inc. of record in Book 7903, Page 805, Book 7903, Page 352 and Instrument No. 20050419-0043618, in the Register's Office for Davidson County, Tennessee. Water Main Easement of record in Book 8006, Page 946, in the Register's Office for Davidson County, Tennessee. Sewer Easement of record in Book 3984, Page 723 and Book 8006, Page 926, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of Common areas to Homeowners Association of record in Book 7892, Page 616 and Book 8629, Page 907, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance for Sanitary Sewer of record in Book 8006, Page 926, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20020403-0040559 in the Register's Office for Davidson County, Tennessee. Rights of tenants in possession, as tenants only, under unrecorded leases, if any.

This property, known as 517 Longleaf Court, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 14 DAY OF AUGUST, 2024.

Ruben Dario Ovalles

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ruben Dario Ovalles, a single man, 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 at office, this 14 day of August, 2024.

Notary Public

My commission expires: 9-21-26

(SEAL)

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 14, 2024

Signature
August 14, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 14, 2024

Notary's Signature

My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY