This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1175932 DEEDWARR
08/30/2024 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20240830-0066969

State of Davidson }
County of Tennessee
The actual consideration or value, whichever is greater for this transfer is: $459,900

Affiant Signature
Subscribed and sworn to before me on this the 29th Day of Aug, 2024.

Notary Public
My Commission expires 5/9/26

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

NAME AND ADDRESS OF PROPERTY OWNER:
Lorena Lopez Zepahua and Christian Rojas Lopez
432 Cedarmont Dr
Nashville, TN 27211

SEND TAX BILLS TO:
Lorena Lopez Zepahua and Christian Rojas Lopez
432 Cedarmont Dr
Nashville, TN 27211

MAP AND PARCEL NUMBER: Tax ID #: 17301010600

WARRANTY DEED

24NT00823

Effective the 29 Day of Aug, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Best Home LLC

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Christian Rojas Lopez, an unmarried man and Lorena Lopez Zepahua, married as joint tenants with rights of survivorship

Hereinafter called the GRANTEES, his heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Monte Carlo, Section IIC of record in Plat Book 5200, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the northerly side of Cedarmont Circle at the common corner of Lots 33 and 34; thence with the line between said two lots north westerly 127.09 feet to a point; thence westerly 63.90 feet to a point; said point in the easterly margin of Cedarmont Drive; thence with the easterly margin of said drive,

southerly 147.42 feet to the beginning of a curve; thence around said curve which has a radius of 25.00 feet, southeasterly 39.27 feet to the northerly margin of Cedarmont Circle; thence with the northerly margin of said Circle northeasterly 70.86 feet to the point of beginning.

Being the same property conveyed to Thomas J. Scott and wife, Yvonne S. Scott by Warranty Deed from Central Builders, Inc. of record in Book 5549, page 759, Register's Office for Davidson County, Tennessee, dated December 31, 1979 and recorded on January 02, 1980.

Being the same property conveyed to Thomas J. Scott by Quitclaim Deed from Yvonne S. Scott of record in Instrument No. 20020208-0017321 Register's Office for Davidson County, Tennessee, dated January 30, 2002 and recorded on February 08, 2002. Thomas J. Scott died intestate on August 26, 2023, leaving Kristina Beaty, Melanie Branham, Tiffany Hopson, and Pamela Scott as his sole heirs at law as referenced in Instrument No. 20240321-0019516, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Best Home, LLC, a Tennessee Limited Liability Company from Kristina Beaty and Melanie Branham and Tiffany Hopson and Pamela Scott, by Warranty Deed dated 03/14/2024 and recorded 03/21/2024, Register's Office of said County. referenced on Instrument No 20240321-0019517

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, his heirs and assigns, forever. I do covenant with 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, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, his heirs and assigns, against all 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 the29th day of August, 2024.

Mina Kheil

Best Home LLC, by Mina Kheil

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Best Home LLC, by Mina Kheil**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2024.

Notary Public
My commission expires: 12/27/2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Aug 29, 2024 (date of document)

Regina Sullo

Affiant Signature

August 30, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 30 day of August 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026