STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

(Affiant)

Sworn to and subscribed before me this 29th day of October, 2024.

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

My commission expires: 9/19/28

Karen Johnson Davidson County
Batch# 1199219 DEEDWARR
10/31/2024 07:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20241031-0083875

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
Jaime Ruiz De Somocurcio
4805 Enoch Dr
Nashville, TN 37211

Send Tax Bills To:
SAME AS NEW OWNER

Map & Parcel No: 148-05-0-166.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED,

Laxmi Rizal, a single man, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Jaime Ruiz De Somocurcio, a single man, the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Section One, Haywood Acres of record in Plat Book 2900, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laxmi Rizal, a single man by Warranty Deed from Mark D. Travis and wife, Angela Marie Travis of record in Instrument No. 20140430-0036469 Register's Office for Davidson County, Tennessee, dated April 15, 2014 and recorded on April 30, 2014.

This is __X__ improved _____ unimproved property also known as 302 Leo Court, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of October, 2024.

_____ (SEAL)
Laxmi Rizal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of October, 2024, before me personally appeared **Laxmi Rizal**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

_____
Notary Public:
My commission expires: 02/20/28

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY

File No. 2024-714

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 29, 24 (date of document).

Jennifer L. Pennell

Oct 29, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

