WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

G-RT-24-7804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
TLC Homes, LLC	**TLC Homes, LLC**	
(NAME)	(NAME)	
7813 Indian Spring Drive	**7813 Indian Spring Drive**	**128-10-0-219.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37221**	
(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, **TWYLA SALINAS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TLC HOMES, LLC,** 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. 5A on the Plan of Zone Lot Division of Lots 2-10, Clunan Heights, Section Two, as shown by plat of record in Plat Book 6250, Page 27, and amended in Plat Book 6250, Page 362, 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 Twyla G. Salinas, a married woman by Warranty Deed from Kimlyn D. Sparks-Halfacre, married of record in Instrument No. 20180627-0061913 Register's Office for Davidson County, Tennessee, dated June 25, 2018 and recorded on June 27, 2018.

The above referenced property has never been the principal marital residence for the grantor.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 362, a revision of Plat Book 6250, Page 27, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6537, Page 70 amended in Book 6541, Page 984, in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement of record in Book 6514, Page 58, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7804 Sawyer Brown Road, Nashville, Tennessee 37221**.

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.

Karen Johnson
Batch # 1201168
11/04/2024 02:25:22 PM
Fees: $13.00 Taxes: $1,084.10

Davidson County
DEEDWARR
2 pgs

20241104-0085631

Witness my/our hand(s) this the 1 DAY OF NOVEMBER, 2024.

Twyla Salinas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TWYLA SALINAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of November, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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