Karen Johnson
Batch # 1201244
11/05/2024 09:14:53 AM
Fees: $13.00 Taxes: $1,343.10

Davidson County
DEEDWARR
2 pgs

20241105-0085720

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$363,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH** DAY OF **OCTOBER, 2024.**

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **TYLER DELGADO & STHEFANY DELGADO** | Same as New Owner's | **096-10-0-179.00** |
| (NAME) **2911 EMERY DRIVE** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37214** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

FOR AND IN 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, RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER DELGADO AND STHEFANY DELGADO, HUSBAND AND WIFE,** 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. 352 on the Plan of Cloverhill, Section No. V, of record in Plat Book 2133, page 88 and amended in Book 7757, page 556, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PEACE OF EARTH, LLC, by deed from SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of record in Instrument No. 20100923-0075691, dated September 20, 2010, said Register's Office. Further, being a portion of the property conveyed to RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by quitclaim deed from PEACE OF EARTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20101216-0100231, dated December 16, 2010, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2133, page 88, and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property known as **2911 EMERY DRIVE, NASHVILLE, TN 37214**
(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; 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 our hands this 30th day of October, 2024.

**RARE EARTH PROPERTIES**
**A Tennessee General Partnership**

**By: Sheila F. Tidwell, Partner**

**By: Connie M. Williams, Partner**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sheila F. Tidwell and Connie M. Williams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of **Rare Earth Properties,** the within-named bargainor, a Tennessee General Partnership and that they as such partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Rare Earth Properties,** by themselves as such partners.

Witness my hand and official seal at office this 30th day of October, 2024.

My commission expires: **March 3, 2026**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON