WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson
Batch # 1210681
12/02/2024 03:02:34 PM
Fees: $13.00 Taxes: $1,258.00

Davidson County
DEEDWARR
2 pgs

20241202-0093621

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)
Juan Bryan Puente	**Primis Mortgage Company**	
(NAME)	(NAME)	**082-03-0-485.00**
1531 Winterberry Drive	**5535 Currituck Dr.**	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130	**Wilmington, NC 28405**	
(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, **MAPA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUAN BRYAN PUENTE, AN UNMARRIED MAN,** 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. 20, as shown on the map entitled Sharpe and Crutcher's Addition to Nashville, of record in Book 57, page 82, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 20 fronts 50 feet on the Westerly side of North 5th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Gerald Gene Frierson, Unmarried by Warranty Deed from Annie S. Craighead, Unmarried of record in Book 9647, page 599, Register's Office for Davidson County, Tennessee, dated April 07, 1995 and recorded on April 18, 1995.

Being the same property conveyed to Mapa Properties, LLC by Warranty Deed from Gerald Gene Frierson, Unmarried of record in Instrument No. 20240319-0018921 Register's Office for Davidson County, Tennessee, dated March 15, 2024 and recorded on March 19, 2024.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 82, 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: **918 N. 5th Street, Nashville, Tennessee 37207**.

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.

Witness my/our hand(s) this the 26th DAY OF NOVEMBER, 2024.

MAPA Properties, LLC

BY: _____
Manuel A. Puente Lopez
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MANUEL A. PUENTE LOPEZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of MAPA PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of November, 2024.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



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