Karen Johnson Davidson County
Batch# 1223265 DEEDWARR
01/06/2025 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,713.10
20250106-0000893

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-24-5822

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of December, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Edward Martinez 2025 Forges Drive Nashville, TN 37217	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226-1906	135-09-0-020.00

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, I/WE,

TN Investment Group, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward Martinez, a married man

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. 20 on the Plan of Una Manor, Section 2 of record in Plat Book 2900, Page 95, 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 Nadina Fuentes by Warranty Deed Deed from Walter Joseph Rohr and wife, Mary F. Rohr of record in Book 5348, page 330, Register's Office for Davidson County, Tennessee, dated October 09, 1978 and recorded on October 10, 1978.

Being the same property conveyed to TN Investment Group LLC, a Tennessee Limited Liability Company by Warranty Deed from Nadina Fuentes, an unmarried woman of record in Instrument No. 20240307-0015926, Register's Office for Davidson County, Tennessee, dated March 06, 2024 and recorded on March 07, 2024.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2025 Forges Drive, Nashville, TN 37217

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 so 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, 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 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.

Dated this the 23rd day of December, 2024.

TN Investment Group, LLC, a Tennessee Limited Liability Company

By: _____
Robert B. Fletcher, President

STATE OF TENNESSEE
COUNTY OF Williamson

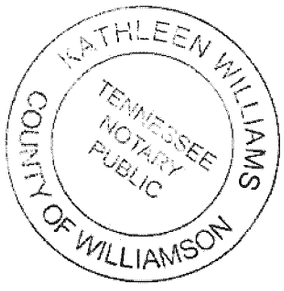
Before me, Kathleen Williams of the state and county mentioned, personally appeared Robert B. Fletcher, President of TN Investment Group, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of TN Investment Group, LLC, the within named bargainor, a Limited Liability Company, and that such Robert B. Fletcher, President of TN Investment Group, LLC as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Brentwood, TN, this 23rd day of December, 2024.

_____
Notary Signature

Printed Name: Kathleen Williams

My commission expires: 5/1/27



Certificate of Authenticity

I, Joshua A. Terry, 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 12/23/24.

Affiant Signature – Joshua A. Terry

12/27/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 12/27/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27