Karen Johnson
Batch # 1224985
01/09/2025 02:58:22 PM
Fees: $18.00 Taxes: $1,683.50
Davidson County
DEEDWARR
3 pgs
20250109-0002082

Prepared By ~~& Return To:~~
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MJ-24-5758

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-P-24-230

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Savannah M Collier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of January, 2025

Notary Public

Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 11-08-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Savannah M. Collier and Christopher C. Collier 230 Ridgeway Dr Nashville, TN 37214	Guaranteed Rate, Inc. 3940 N. Ravenswood Ave 2nd Chicago, IL 60613	095-08-0-012.00

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,

Duartes Properties 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

Savannah M. Collier and Christopher C. Collier, wife and husband

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. 132 on the Plan of Eva Mor Heights, Section Two, of record in Plat Book 1835, Page 30, 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 Floyd D. Haynes and wife, Louise B. Haynes by Warranty Deed from R. A. Bates and wife, Mattie M. Bates of record in Book 4554, Page 398, Register's Office for Davidson County, Tennessee, dated November 17, 1971 and recorded on November 18, 1971.

Being the same property conveyed to Floyd D. Haynes by Quitclaim Deed from Louise B. Haynes of record in Book 5537, Page 858, Register's Office for Davidson County, Tennessee, dated November 30, 1979 and recorded on November 30, 1979.

The said Floyd D. Haynes died testate on December 2, 2023, devising the subject property to Douglas Paul Haynes pursuant to his Last Will and Testament probated under Case No. 75PR1-2024-PR-99, in the Chancery Court of Rutherford County, Tennessee.

Being the same property conveyed to Nashville Metro Holdings LLC, a Tennessee limited liability company by Warranty Deed from Douglas Paul Haynes, Executor and Heir of the Estate of Floyd D. Haynes of record in Instrument No. 20240611-0043812 Register's Office for Davidson County, Tennessee, dated June 11, 2024 and recorded on June 11, 2024.

Being the same property conveyed to Duartes Properties Group LLC, a Tennessee limited liability company by Warranty Deed from Nashville Metro Holdings LLC, a Tennessee limited liability company of record in Instrument No. 20240614-0044696 Register's Office for Davidson County, Tennessee, dated June 11, 2024 and recorded on June 14, 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: 230 Ridgeway Dr, Nashville, TN 37214

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 9th day of January, 2025.

Duartes Properties Group LLC, a Tennessee Limited Liability Company

By: _____
Diego Duarte Medina, Sole Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Diego Duarte Medina,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged to be the **Sole Member** of **Duarte Properties Group, LLC**, the within named bargainor, a **Tennessee limited liability company**, and that as such **Sole Member**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** as **Sole Member**.

Witness my hand, at office, this 9th day of January, 2025.

_____
Notary Signature
My commission expires: 3/7/26

