NEW OWNER:
Andina USA LLC
219 Townes Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-339

MAP & PARCEL
149-06-0-015.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1235834 DEEDWARR
02/10/2025 02:17:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20250210-0009980

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS ($260,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Hunter D. Nichols and wife, Carol W. Nichols,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Andina USA LLC, a Florida Limited Liability Company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Pebble Creek Section Three of record in Plat Book 5210, Page 169, 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 Hunter D. Nichols and wife, Carol W. Nichols by Warranty Deed from William R. Reesman and wife, Anita R. Reesman of record in Instrument No. 20040429-0048922 Register's Office for Davidson County, Tennessee, dated April 28, 2004 and recorded on April 29, 2004.

This is IMPROVED property also known as 2409 Ponderosa Way, Antioch, TN 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 4th day of February, 2025.

HUNTER D. NICHOLS

CAROL W. NICHOLS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Hunter D. Nichols and Carol W. Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of February, 2025.

LISA P. CHANEY NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 06-28-25

****

The actual consideration or value, whichever is greater, for this transfer is $ **260,000.00**.

AFFIANT

Sworn to and subscribed to before me this 4 day of February, 2025.

NOTARY PUBLIC

My commission expires: 4-19-2027

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 2-4-2025.

Affiant Signature

2/10/2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 10 day of February, 2024.

CINDY PERDUE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Notary Public

My Commission Expires: 4-19-2027

900