Karen Johnson Davidson County
Batch# 1244228 DEEDWARR
03/07/2025 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $5,661.00
20250307-0017267

WARRANTY DEED LAUREN TIBERTH TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,530,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 03/04/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 06-24-25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 2025-857-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
The Grassmere Group, LLC	**The Grassmere Group, LLC**	133-10-0-034.00
3744 Nolensville Pike and 111 Yelton Ct	P.O. Box 158103	
Nashville, TN 37211	Nashville, TN 37215	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jesus Campa Sandoval

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Grassmere Group LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1
Land located in Nashville, Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision, Lot Number One, Hewlett Bend Subdivision, of record in Plat Book 5190, Page 731, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract 2
Land located in Nashville, Davidson County, Tennessee, being Reserved Parcel "A" on the Plan of Resubdivision, Lot Number One, Hewlett Bend Subdivision, of record in Plat Book 5190, Page 731, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jesus Campa Sandoval by Special Warranty Deed from Yu-Tien Wang of record in Instrument No. 20110525-0039997 Register's Office for Davidson County, Tennessee, dated May 24, 2011 and recorded on May 25, 2011.

THE ABOVE DESCRIBED PROPERTY NEVER HAVING BEEN THE PRIMARY RESIDENCE OF THE GRANTOR OR THE GRANTOR'S SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3744 Nolensville Pike and 111 Yelton Ct Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on March 4, 2025.

Jesus Campa Sandoval

Jesus Campa Sandoval

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, a Notary Public of said County and State, Jesus Campa Sandoval, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 4, 2025.

Herminia Salinas

Notary Public

HERMINIA SALINAS
Notary ID #132303862
My Commission Expires
January 7, 2028

My Commission Expires: 01-07-2028

File #: 2025-857-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 4, 2025.

J. Carlton Drumwright

March 4, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 4, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY