THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250249974** Karen Johnson Davidson County Batch# 1248501 DEEDWARR 03/20/2025 11:24:30 AM 3 pgs Fees: $18.00 Taxes: $2,504.90 20250320-0020413	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $677,000.00. Affiant Subscribed and sworn to before me, this 14th day of March, 2025. Notary Public My Commission Expires: 06-28-26 LISA CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Garrett M. Rines and Alonzo Perez 1715 16th Ave Nashville TN 37208	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 081-11-0-259.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tulip Homes, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Garrett M. Rines, a single person and Alonzo Perez, a single person, as joint tenants with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee, Being the Southerly 50 Feet of Lot 348 in McGavock's and Other's Addition to Nashville, of record in Book 21, Page 41, Register' s Office for Davidson County, Tennessee.

Said southerly part of Lot 248 fronts 50 feet on the Westerly side of 16th Avenue North and runs back between parallel line 170 feet to an alley.

Being the same property conveyed to Tulip Homes, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Saad R. Saad, Married of record in Instrument No. 20240228-0013548 Register's Office for Davidson County, Tennessee, dated February 22, 2024 and recorded on February 28, 2024.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill, recorded in Instrument No. 20241210-0095738, Instrument No. 20250109-0001984, Registers Office for Davidson County, Tennessee.

This is improved property located at 1715 16th Ave Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor warrants this instrument is effective as of the 14th day of March, 2025.

Tulip Homes, LLC

BY:_____
Saad Saad, authorized member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Saad Saad, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Authorized Member of Tulip Homes, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Member.

Witness my hand, at office, this 13th day of March, 2025.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on ___March 18, 2025_____.

Affiant Signature

March 18, 2025

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 18th day of March, 2025.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

