WARRANTY DEED

Karen Johnson Davidson County
Batch# 316037 DEEDWARR
11/15/2019 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $277.50
20191115-0117944

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9.30.23
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-101862

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rigoberto Ruiz Ortega and Maricela Garcia Perez	Rigoberto Ruiz Ortega and Maricela Garcia Perez	
(NAME) 320 Welch Road Unit B4	(NAME) 802 Edwards Dr	133-15-0A-010.00-CO
(ADDRESS) Nashville TN 37211	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seventy-Five Thousand And No/100 Dollars ($75,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BETHLEHEM ALEMSEGED AREGAI, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RIGOBERTO RUIZ ORTEGA AND MARICELA GARCIA PEREZ, HUSBAND AND WIFE, 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 Unit No. B-4 of Pagoda Condominium created under title 66, chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by a master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-I of said master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete description of such unit.

Being the same property conveyed to Charles Burridge, Trustee for the Pagoda B-4 Trust by Warranty deed from Grady Daniel Kyle, Jr., a single person of record in Instrument No. 20150925-0097593 Register's Office for Davidson County, Tennessee, dated September 23, 2015 and recorded on September 25, 2015.

Being the same property conveyed to Bethlehem Alemseged Aregai, a single woman by Quitclaim deed from Charles C. Burridge, Trustee for the benefit of the Pagoda B-4 Trust of record in Instrument No. 20170925-0097882 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on September 25, 2017.

unimproved ☐
This is improved ☒ property, known as 320 Welch Road, Unit B4, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Bethlehem Alemseged Aregai, a single woman this 12 day of Nov, 2019.

Bethlehem Alemseged Aregai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of November, 2019, before me personally appeared Bethlehem Alemseged Aregai, a single woman, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of November, 2019.

Notary Public

My Commission Expires: 9.20.23

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, Krista McRee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY