WARRANTY DEED

Karen Johnson Davidson County
Batch# 392147 DEEDWARR
04/27/2020 12:53:30 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20200427-0043783

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Mary Gail Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067
File No.: HTF20-030549

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
ERIN LINDROTH AND JOHN E LINDROTH AND LINDA K LINDROTH	Keller Mortgage, LLC dba Keller Mortgage	
(NAME) 5349 Sunnyvale Drive	(NAME) PO Box 639078	176-05-0A-068.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Cincinnati OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Five Thousand And No/100 Dollars ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HEIDY ORTIZ AND JAIRO PEREZ AMARO, HUSBAND AND WIFE AND ROGELIO ORTIZ AND NORMA ORTIZ, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIN LINDROTH. A SINGLE WOMAN AND JOHN E LINDROTH AND LINDA K LINDROTH, HUSBAND AND WIFE, AS TENANTS IN COMMOW WITH RIGHTS OF SURVIVORSHIP, 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. 303 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Page 885 through 887, 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 Heidy Ortiz and Jairo Perez Amaro, husband and wife Rogelio Ortiz and Norma Ortiz, husband and wife by Warranty deed from Mitchell Plank and wife, Melissa S. Plank (who acquired title as Mitchell Plank, an unmarried man) of record in Instrument No. 20151204-0122345 Register's Office for Davidson County, Tennessee, dated December 03, 2015 and recorded on December 04, 2015.

unimproved ☐
This is improved ☒ property, known as 5349 Sunnyvale Drive, Antioch, TN 37013
(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 Heidy Ortiz and Jairo Perez Amaro, husband and wife and Rogelio Ortiz and Norma Ortiz, husband and wife this 24 day of April 2020.

Heidy Ortiz

Jairo Perez Amaro

Rogelio Ortiz

Norma Ortiz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of April, 2020, before me personally appeared Heidy Ortiz and Jairo Perez Amaro, husband and wife and Rogelio Ortiz and Norma Ortiz, husband and wife, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of April, 2020.

Notary Public

My Commission Expires: 6/24/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEP 7 2020

Notary Signature

My Commission Expires: September 7, 2020