Karen Johnson Davidson County
Batch# 537288 DEEDWARR
12/17/2020 03:02:21 PM 2 pgs
Fees: $13.00 Taxes: $203.50
20201217-0149713

FROM: Evan McCulty
TO: Amado Ortiz

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Amado Ortiz 2328 New Hope Road Hendersonville, TN 37075	(Same)	Map 52-3 Parcel 41

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

JENNIFER L. TATE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires MAR. 19, 2023

Subscribed and sworn to before me, this the 17th day of December, 2020.

Notary Public
My Comm. Expires: 3-19-2023

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Evan McCulty, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Amado Ortiz, hereinafter called "GRANTEE", his 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 Lots No. 91, 92 and 93 on the Plan of East Madison Addition, Subdivision of the Northerly 25 acres of the Stiddum Land, not of record, described according to a survey made by T.W. Briley, County Surveyor, Sumner County, Tennessee, October 7, 1937, as follows:

Beginning on the Westerly margin of Ward Highway, at a point 1038 feet South of the Southerly margin of New Providence Pass, being the corner of Lots No. 90 and 91; thence with the Westerly margin of said Highway, Southwardly 143 feet 10 inches to the Northerly margin of said Highway; thence, with the same, Westwardly 150 feet

to the Southeast corner of Lot No. 44; thence, with the easterly line of Lots No. 44, 45 and 46, Northwardly 150 feet to the corner of Lots No. 90 and 91; thence with the line between said two lots, Eastwardly 150 feet to the beginning.

Being the same property conveyed to Evan McCulty, by deed from Jonathan Gayle Edwards, unmarried, of record as Instrument No. 20200206-0014188, said Register's Office.

The above described property is not the usual place of residence of the Grantor.

Said property is transferred subject to the following:

1. Property taxes for 2020 and subsequent years.

This is unimproved property located at 909 Ward Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 this 17th day of December, 2020.

Evan McCulty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evan McCulty, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of December, 2020.

My Commission Expires: 3/7/23

NOTARY PUBLIC

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY