Karen Johnson Davidson County
Batch# 549482 DEEDWARR
01/07/2021 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20210107-0003448

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~15TH~~ 16th DAY OF ~~DECEMBER, 2020.~~ January 2021

Notary Public

MY COMMISSION EXPIRES: 4/16/2022
(AFFIX SEAL)

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH20-00712

Address of New Owner:	Send Tax Bills to:	Tax Information:
Transito Ortiz Martinez and Marta A. Moya De Ortiz 428 Asheford Court Antioch, TN 37013	New Owners	164-13-0-101.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Walter A. Ortiz Moya, an unmarried man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Transito Ortiz Martinez and Marta A. Moya De Ortiz Husband and Wife** hereinafter called the Grantees, their successors 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.220 , on the plan of First Revision (erroneously omitted in prior deed), Asheford Crossing, Section Two, of record in Book 9700, Page 191, 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 Walter A. Ortiz Moya, unmarried, by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C., dated June 17, 2010, recorded June 22, 2010 of record in Instrument No. 20100622-0048571, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 428 Asheford Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 16th day of January 2021

Walter A Ortiz Moya

Walter A. Ortiz Moya

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 16th day of Jan., 2021, before me personally appeared Walter A. Ortiz Moya, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Shelly M Walling

Notary Public

My Commission Expires: 4-16-2022

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

True Copy Certification

I, Ashley Morgan, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Shelly M. Walling, a notary public for this county and state, Ashley Morgan 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: 4/16/2022

