WARRANTY DEED

Karen Johnson Davidson County
Batch# 560871 DEEDWARR
01/26/2021 11:18:47 AM 2 pgs
Fees: $13.00 Taxes: $2,549.30

20210126-0011366

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689.000.00

Hilary Lorenz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/26/23
(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco and Lisa Ortega Family Trust dated June 5, 2012	~~New Owner~~ Baxter credit Union	
(NAME)	(NAME)	
22 Vista Del Cerro	340 North Milwaukee Ave.	145 10 0 002.00
(ADDRESS)	(ADDRESS)	
Aliso Viejo, CA 92656	Vernon Hills, IL 60061	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **COLBY RUSSELL ROBBINS, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANSISCO ORTEGA, JR. AND RETHELISA ORTEGA, TRUSTEES OF THE FRANCISCO AND LISA ORTEGA FAMILY TRUST DATED JUNE 5, 2012 AND ANY AMENDMENTS THERETO,** 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. 41, on the Plan of Tyne Valley Estates, Section 4, as of record in Plat Book 3600, Page 10, 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 Brian Robbins and Judy Robbins, husband and wife, by Warranty Deed from Ryan Pearson and wife, Tracey Pearson, of record in Instrument No. 20180102-0000309, in the Register's Office of Davidson County, Tennessee, dated December 29, 2017, and recorded on January 02, 2018.

Being the same property conveyed to Colby Russell Robbins, by Quitclaim Deed from Brian Robbins and Judy Robbins, Husband and Wife, of record in Instrument No. 20201109-0131043, in the Register's Office of Davidson County, Tennessee, dated November 05, 2020, and recorded on November 09, 2020.

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

unimproved
This is improved x property, known as 5845 Beauregard Drive, Nashville, TN 37215
(House Number) (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

Witness my hand this 22 day of January, 2021

COLBY RUSSELL ROBBINS

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 Colby Russell Robbins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of January, 2021.

Commission expires:

Notary Public

