Karen Johnson Davidson County
Batch# 567052 DEEDWARR
02/03/2021 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20210203-0015620

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Emily Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2021.

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

JULIE BAILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

Y-SB-CTN-21-2920

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alison Anne Ochoa and Jose Ramon Ochoa	Academy Mortgage Corporation	
(NAME)	(NAME)	**084-08-0-045.00**
2920 Fernbrook Ln	6055. Chandler Village Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Chandler AZ 85226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALKER INTOWN RENEWAL, LLC, A GEORGIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALISON ANNE OCHOA AND JOSE RAMON OCHOA, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 196 on the Plan of Lincoya Hills, Section VII of record in Plat Book 2331, Page 119, 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 Pauline W. Robinson, single by Warranty deed from Bill Middleton and wife, Linda C. Middleton and Jere B. Holt, III, single of record in Book 7166, page 227, Register's Office for Davidson County, Tennessee, dated March 10, 1987 and recorded on March 12, 1987. Pauline W. Robinson, having since died.

Being the same property conveyed to Mack D. Flatt, Jr. by Quitclaim deed from Mack D. Flatt, Jr. Executor of the Estate of Jewell Pauline Wilkerson Robinson Brewer a/k/a Pauline W. Robinson, deceased of record in Instrument No. 20140710-0060699 Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on July 10, 2014.

Being the same property conveyed to Mack Dean Flatt, Jr., Trustee, and his successors in trust, of The Mack Dean Flatt, Jr., Revocable Living Trust by Quitclaim deed from Mack D. Flatt, Jr. of record in Instrument No. 20140710-0060703 Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on July 10, 2014.

Being the same property conveyed to Walker Intown Renewal, LLC, a Georgia limited liability company by Warranty deed from Mack Dean Flatt, Jr., Trustee of the Mack Dean Flatt Jr, Revocable Living Trust Agreement dated June 27, 2014 of record in Instrument No. 20190513-0044428 Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on May 13, 2019.

This conveyance is subject to:
- Taxes for the year 2021 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 119, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2540, Page 55, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4218, Page 135, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2920 Fernbrook Ln, Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 2nd DAY OF FEBRUARY, 2021.

Walker Intown Renewal, LLC

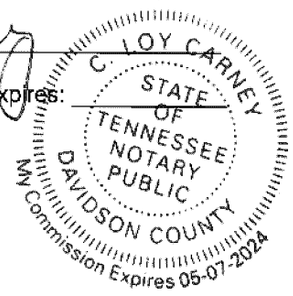
BY: _____
Arbie Susanna Walker Connor
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARBIE SUSANNA WALKER CONNOR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of WALKER INTOWN RENEWAL, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of February, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

