WARRANTY DEED

Karen Johnson Davidson County
Batch# 605655 **DEEDWARR**
04/01/2021 01:10:13 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210401-0043283

JM-SB-BMR-21-606

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Tarrant

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~29th~~ 30th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WYMAN KEITH WARD
Notary Public, State of Texas
Comm. Expires 06-23-2024
Notary ID 132534774

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)
Andy Berrios Franco	**Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity**	
(NAME)	(NAME)	**142-15-0-024.00**
13690 Old Hickory Blvd	**PO Box 961292**	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	**Fort Worth, TX 76161-0292**	
(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, **NANCY J. JORDAN AND HUSBAND, RONALD C. JORDAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDY BERRIOS FRANCO, A SINGLE MAN,** 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:

Being Lot No. 105 on the Plan of Harpeth Valley Park, Section 1, as of record in Book 3600, Pages 93 and 94, Register's Office for said County.

Said Lot No. 105 fronts 91.2 feet on the Northerly side of Harpeth Bend Drive and was back 181.2 feet on the Westerly line and 176.2 feet on the Easterly line, to a rear line measuring 88.8 feet.

Being the same property conveyed to Nancy J. Jordan and husband, Ronald C. Jordan by Quitclaim deed from Nancy J. Jordan of record in Instrument No. 20201207-0141705 Register's Office for Davidson County, Tennessee, dated November 19, 2020 and recorded on December 07, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 3600, Page (s) 93 and 94, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3857, Page 858, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Instrument Number 20071023-0125413, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20150806-0078348, 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: **606 Harpeth Bend Dr, Nashville, Tennessee 37221**.

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 ~~29th~~ 30th DAY OF MARCH, 2021.

Nancy J. Jordan
Nancy J. Jordan

Ronald C. Jordan
Ronald C. Jordan

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Tarrant

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

Witness my hand and official seal, this the ~~29th~~ 30th of March, 2021.

Wyman Keith Ward
Notary Public
My Commission Expires: 6/23/2024
(SEAL)

WYMAN KEITH WARD NOTARY PUBLIC STATE OF TEXAS ID 13253477A EXP. 06-23-2024

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Tarrant

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

Witness my hand and official seal, this the ~~29th~~ 30th of March, 2021.

Wyman Keith Ward
Notary Public
My Commission Expires: 6/23/2024
(SEAL)

WYMAN KEITH WARD NOTARY PUBLIC STATE OF TEXAS ID 13253477A EXP. 06-23-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212