This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11499-AP

Karen Johnson Davidson County
Batch# 636909 DEEDWARR
05/14/2021 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210514-0065639

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Timera Rupert
Affiant

Subscribed and sworn to before me, this the 13th day of May, 2021.

Andrew T. Vance
Notary Public
My Commission Expires: 12-18-22

Andrew T. Vance STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timera Rupert 4013 Tea Garden Way Antioch TN 37013	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	150-14-0-037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Taimi Orozco, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Timera Rupert, an unmarried woman**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 14, Section One, Jamestown Estates, according to survey and plat of same appearing of record in Plat Book 6900, page 592, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Taimi Orozco, married by Warranty Deed from Jason Charlton and wife, Jennifer Charlton, dated July 14, 2006, recorded August 3, 2006, of record in Instrument No. 20060803-0094913, Register's Office for Davidson County, Tennessee.

Jose Benitez joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **4013 Tea Garden Way, ~~Nashville~~ Antioch ATV, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of May, 2021.

GRANTOR:

Taimi Orozco

Jose Benitez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Taimi Orozco and Jose Benitez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of May, 2021.

Notary Public
My Commission expires: 12-18-22

Andrew T. Vance
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

