Name and Address of New Owner:
Ana Karen Ochoa Gutierrez and Alma Ochoa
2504 Mashburn Road
Nashville, TN 37210

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 643543 DEEDWARR
05/25/2021 10:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20210525-0070607

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 11907008800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Young and Georgia Young, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ana Karen Ochoa Gutierrez, unmarried woman and Alma Ochoa, unmarried woman, as joint tenants with full rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Section Two, Laurel Acres of record in Plat Book 2133, Page 122, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 95 feet on the Southeasterly side of Mashburn Road, as measured along the curve thereof, and runs back between lines 167.8 feet on the Northeasterly side and 165.7 feet on the Southwesterly side to a dead line in the rear, which is a broken line, measuring 147 feet.

Being the same property conveyed to Michael Young and Georgia Young, husband and wife by Quitclaim Deed from Sandra Young, a single woman dated January 17th 2020 and recorded January 29th 2020 of record in Instrument No. 20200129-0010593 in the said Register's Office, Davidson County, Tennessee. Further being the same property conveyed to Michael Young and Georgia Young, husband and wife and Sandra Young, a single woman by Warranty Deed from Karen Slayden, Jennifer Clark and Scott Alexander Devisees Under the Last Will and Testament of Elsie G. Alexander, aka Elsie Grey Alexander dated January 25th 2016 and recorded January 27th 2016 of record in Instrument No. 20160127-0007922 in the said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2504 Mashburn Road, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of May, 2021.

_____(SEAL)
Michael Young

_____(SEAL)
Georgia Young

STATE OF Florida
COUNTY OF

On this 19th day of May, 2021, before me personally appeared Michael Young, 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's (or persons') free act and deed.

Witness my hand, at office, this 19th day of May, 2021.

_____
Notary Signature
My commission expires:

STATE OF Florida
COUNTY OF

On this 19th day of May, 2021, before me personally appeared Georgia Young, 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's (or persons') free act and deed.

Witness my hand, at office, this 19th day of May, 2021.

M. Balwant
Notary Signature
My commission expires: 2.13.23

MOHANIE BALWANT
Notary Public · State of Florida
Commission # GG 301815
My Comm. Expires Feb 13, 2023

20 IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of May, 2021.

_____(SEAL)
Michael Young

_____(SEAL)
Georgia Young

STATE OF Florida
COUNTY OF Orange

On this 19th day of May, 2021, before me personally appeared Michael Young, 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's (or persons') free act and deed.

Witness my hand, at office, this 19th day of May, 2021.

_____
Notary Signature
My commission expires: 5.20.2021

Sara E. Feliciano
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG185965
Expires 3/7/2022

STATE OF Florida
COUNTY OF Orange

On this 19th day of May, 2021, before me personally appeared Georgia Young, 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's (or persons') free act and deed.

Witness my hand, at office, this 19th day of May, 2021.

_____
Notary Signature
My commission expires:

202105250070607

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of May, 2021.

Notary Public
My commission expires: 11.8.21
File No. 21-1977



True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212