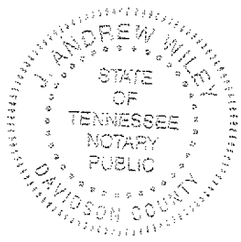
Karen Johnson Davidson County
Batch# 705758 DEEDWARR
08/27/2021 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210827-0115856

WARRANTY DEED



File No. EY-21-1112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: NOV 0 8 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Mark Finlay and Taylor Nicole Simpson	Everett Financial, Inc. DBA Supreme Lending	
(NAME) 3120 Penn Meade Way	(NAME) 14801 Quorum Drive, Ste 300	052-13-0B-240.00-CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Dallas, TX 75254	
(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, I/we, **Zoraida Ojeda, a widow**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Mark Finlay and Taylor Nicole Simpson, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 24 on the Plan of Condominium Plat of River Glen, Planned Unit Development, Phase 5, Section 2 of record in Plat at Instrument No. 20031006-0147480, 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 Rafael Ojeda and Zoraida Ojeda, husband and wife by Warranty deed from Kimberly Denise Armstrong, an unmarried woman of record in Instrument No. 20160830-0090678 Register's Office for Davidson County, Tennessee, dated October 25, 2016 and recorded on October 30, 2016. The said Rafael Ojeda subsequently died on March 7, 2019, thereby vesting title into Zoraida Ojeda as surviving tenant by the entirety.

This is property more commonly known as 3120 Penn Meade Way, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 25th day of August, 2021.

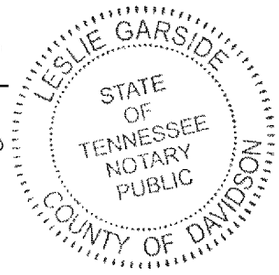
Zoraida Ojeda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2021, before me personally appeared Zoraida Ojeda, 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 25th day of August, 2021.

Notary Signature
My commission expires: 1/3/23



Certificate of Authenticity

I, Cheryl Dillon, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 25, 2021.

Affiant Signature

August 25, 2021
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 25th day of August, 2021.

Notary's Signature
My Commission Expires: 3/12/2024

Notary's Seal

LISA VIRDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY