Karen Johnson Davidson County Batch# 709508 DEEDWARR 09/02/2021 12:20:30 PM 4 pgs Fees: $23.00 Taxes: $869.50 20210902-0118502	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $235,000.00 Torye M Jones Affiant Subscribed and sworn to before me this 26th day of August 2021 Denise Atkinson Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Torye M. Jones	TORYE M. JONES	**042110B10800CO**
186 Heritage Trace Drive	186 HERITAGE TRACE DR.	
Madison, TN 37115	MADISON, TN. 37115	

FOR AND IN 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 ACKNOWLEDGE, WE,

Alberto Hernandez Mendoza, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Torye M Jones, a single ~~man~~ WOMAN

HEREINAFTER CALLED THE GRANTEES, 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 a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 186 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, Page 179; as supplement and amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287, Book 9654, Page 906; and in Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said Unit as set forth in said Master Deed, as supplemented and amended, reference is hereby made for the Plat of Heritage Village Condominiums as set forth in Exhibit to Master Deed, as supplemented and amended, for a more complete and accurate identification and placement of such Unit.

Being the same property conveyed to Alberto Hernandez Mendoza, a married man, by Warranty Deed from Opendoor Property Trust I, a Delaware Statutory Trust, dated May 12, 2020, of record in Instrument No. 20200519-0051983, Register's Office for Davidson County, Tennessee. Sorelis Alvarez Hernandez joins in this conveyance to transaction any and all interest she may have in said property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 186 Heritage Trace Drive, Madison, TN 37115.

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 in 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.

Alberto Hernandez Mendoza Date: 08-27-21

STATE OF Florida

COUNTY OF Collier

Personally appeared before me, a Notary Public of said County and State, Alberto Hernandez Mendoza, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2021.

Tiffany Konkle
NOTARY PUBLIC

My Commission Expires: April 8, 2023

TIFFANY KONKLE
Notary Public - State of Florida
Commission # GG 320970
My Comm. Expires Apr 8, 2023
Bonded through National Notary Assn.

Sorelis Alvarez Hernandez Date: 8/26/2021

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Sorelis Alvarez Hernandez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2021.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 10-21-2024

Tennessee Certification of Electronic Document

I, STACEY SEBOLD, do hereby make oath that I am a licensed attorney and/or 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 8/26/2021

Affiant Signature

8/26/2021

Date

State of KENTUCKY

County of KENTON

Sworn to and subscribed before me this 26TH date of August, 2021.

Notary Signature

ID:623103

My Commission Expires: 5/10/2023

Notary's Seal

Steven Doan
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
MY COMMISSION EXPIRES May 10, 2023