WARRANTY DEED

Karen Johnson Davidson County
Batch# 712394 DEEDWARR
09/09/2021 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20210909-0120975

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00.

Kelly Orejuela
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

Otto V Latimer Jr
Commission # HH 139323
Commission Expires 06-24-2025
Bonded Through - Cynanotary
Florida - Notary Public

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Miguel Damian and Kimberly Damian	JP Morgan Chase Bank, N.A.	Parcel ID: 096 07 0B 015.00
(NAME)	(NAME)	
300 Stewarts Ferry Pike	3415 Vision Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Columbus, OH 43219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kelly Orejuela, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Miguel Damian and Kimberly Damian, husband and wife**, 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 situated in Davidson County, Tennessee being Unit 15, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 300 Stewarts Ferry Pike, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180302-0020053, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kelly Orejuela, an unmarried woman, by Special Warranty Deed from FPH Investments, GP, a Tennessee Partnership, of record in Instrument 20190430-0039512, in the Register's Office of Davidson County, Tennessee, dated April 22, 2019 and recorded on April 30, 2019.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 300 Stewarts Ferry Pike, Apt 15, Nashville, TN 37214

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 our hands this first day of September, 2021

Kelly Orejuela

Kelly Orejuela

STATE OF FLORIDA

COUNTY OF Miami-Dade

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Kelly Orejuela, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of September, 2021.

Notary Public

My Commission Expires: 6/24/2025

(SEAL)



Certificate of Authenticity

I, Christie Daniels, 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 September 1, 2021.

Date

Christie Daniels

Affiant Signature

September 7, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7 day of September, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY