Karen Johnson Davidson County
Batch# 731324 DEEDWARR
10/07/2021 10:13:19 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20211007-0134772

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 4/13/24

(AFFIX SEAL)

KAYLA TABOR
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Del Duca and Chastin Del Duca	New Owner	072104G00100CO
(NAME) 16137 Medlar Lane	(NAME)	
(ADDRESS) Chino Hills, CA 91709	(ADDRESS)	
(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, WE,

1327 OTAY STREET LLC, A LIMITED LIABILITY COMPANY,

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

CYNTHIA DEL DUCA AND CHASTIN DEL DUCA, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

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 all of Unit A Homes at 1327 Otay, a Horizontal Property Regime with Private Elements of record on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions, for Homes at 1327 Otay of record in Instrument No. 20180402-0030470, of Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to 1327 Otay Street LLC by Deed dated June 9, 2014 from G&M Properties, LLC, recorded June 12, 2014, in Instrument Number 20140612-0051195, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1325 Otay Street, Nashville, TN 37216

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(s) this 4th day of October, 2021

1327 Otay Street LLC, a Limited Liability Company

By: _____
James H. Scoggin, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, J. Trent Lehman of the state and county mentioned, personally appeared James H. Scoggin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of 1327 Otay Street LLC, the within named bargainor, a Limited Liability Company, and that such James H. Scoggin as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, this 8th day of October, 2021.

_____
Notary Signature
My commission expires: 11/14/21

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON