THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 747954 DEEDWARR 11/02/2021 02:34:30 PM 3 pgs Fees: $18.00 Taxes: $1,628.00 20211102-0146705	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00 Affiant Subscribed and sworn to before me, this 29th day of October 2021. Notary Public My Commission Expires:

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-26-2024

WARRANTY DEED

Address New Owner: Alexander & Sareen Yayla 605 Des Moines Dr Hermitage, TN 37076	Send Tax Bills to: ~~New Owner~~ Primary Residential Mortgage, Inc. 1795 International Way Idaho Falls, ID 83402	Tax Information: Tax Parcel ID No. 075-07-0-058.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILIP J. ORTIZ A/K/A PHILIP ORTIZ AND JORDAN KOLODKA A/K/A JORDAN ORTIZ, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **ALEXANDER YAYLA AND SAREEN YAYLA, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 49, as shown on the map entitled Tulip Grove, Section Two, of record in Plat Book 3700, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PHILIP ORTIZ, A SINGLE MAN, JUAN ORTIZ AND REBECCA L. ORTIZ, HUSBAND AND WIFE, by deed from EDWARD P. JANISZEWSKI AND JAIME E. JANISZEWSKI, HUSBAND AND WIFE, of record in Instrument No. 20181218-0122826, dated December 14, 2018, said Register's Office.

Further being the same property conveyed to PHILIP ORTIZ AND JORDAN KOLODKA, HUSBAND AND WIFE, by quitclaim deed from PHILIP ORTIZ ALSO KNOWN AS PHILIP J. ORTIZ, NOW MARRIED, AND JUAN ORTIZ AND REBECCA L. ORTIZ, HUSBAND AND WIFE, of record in Instrument No. 20210319-0036707, dated December 23, 2020, said Register's Office.

This is improved property commonly known as: **605 Des Moines Dr, Hermitage, TN 37076**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 26th day of October, 2021.

Philip J. Ortiz AKA Philip Ortiz, by: Kevin Kolodka, as Attorney in Fact

PHILIP J. ORTIZ A/K/A PHILIP ORTIZ, BY: KEVIN KOLODKA, AS ATTORNEY-IN-FACT

Jordan Kolodka AKA Jordan Ortiz By: Kevin Kolodka, as Attorney in Fact

JORDAN KOLODKA A/K/A JORDAN ORTIZ, BY: KEVIN KOLODKA, AS ATTORNEY-IN-FACT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **KEVIN KOLODKA** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **PHILIP J. ORTIZ, A/K/A PHILIP ORTIZ**, as Attorney – In – Fact, and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public
My commission expires:

BRADLEY T. BALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **KEVIN KOLODKA** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **JORDAN KOLODKA A/K/A JORDAN ORTIZ**, as Attorney – In – Fact, and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public
My commission expires:

BRADLEY T. BALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Tennessee Certification of Electronic Document

I, Karla Lilley, 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 10/26/2021 (date of document).

Affiant Signature

October 26, 2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

