This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 803086 DEEDWARR
02/10/2022 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,063.75
20220210-0015414

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $287,500

Affiant Signature

Subscribed and sworn to before me on this the 27th Day of January, 2022

Notary Public

My Commission expires 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Alberto Lucio Ortz
572 Old Lebanon Dirt Rd
Hermitage, TN 37076

SEND TAX BILLS TO:
Alberto Lucio Ortz
572 Old Lebanon Dirt Rd
Hermitage, TN 37076

MAP AND PARCEL NUMBER: Tax ID # 086 07 0 071.00

WARRANTY DEED

21NT03488

Effective the 27th Day of January 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Walter L. Hite and Dottie Donathan, Husband and Wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Alberto Lucio Ortiz and Carolina Gomez Rodriguez, Husband and Wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Real Estate located in Davidson County, Tennessee, described as follows:

Being Lot 115, Final P.U.D. Plan, Phase 3, Jackson's Retreat, as shown by plat of record in Book 5200, Pages 517 and 518, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property as conveyed to Walter L. Hite by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee of The Indymac IMSC Mortgage Loan Trust 2007-F3, Mortgage Pass-Through Certificates, Series 2007-F3 under the Pooling and servicing Agreement dated August 1, 2007 dated 05/13/2009 recorded 06/01/2009 in Book NA, Page NA, as Document Number 20090601-0050006, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 572 Old Lebanon Dirt Rd, Hermitage, TN 37076-4317

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 27th day of Jauury, 2022

Walter L. Hite

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Walter L. Hite**, the within named bargainer, 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.

Notary Public

My commission expires: 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Dottie Donathan

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Dottie Donathan**, the within named bargainer, 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.

Notary Public

My commission expires: 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Tennessee Certification of Electronic Document

I, Kesha Herron 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 12-27-21 (date of document).

Kesha Herron
Affiant Signature

1-31-22.
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st of January, 2022

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024