Name and Address of New Owner:
Jose Sixto Alvarado Quintana and Mayra A Orozco
1103 Biltmore Drive Unit A
Nashville, TN 37204

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22050961

Map and Parcel: p/o 131 12 0 058.00

WARRANTY DEED

For and in consideration of the sum of ten 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, **Biltmore Developments LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jose Sixto Alvarado Quintana and Mayra A Orozco, 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 in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Elevenhundredthree Biltmore Drive, a Horizontal Property Regime With Private Elements of record as Instrument No. 20210518-0067436 being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Biltmore Developments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Brady Tillman, married man of record in Instrument No. 20210222-0020996, Register's Office for Davidson County, Tennessee, dated February 11, 2021 and recorded on February 22, 2021.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Book 1130, Page 103; Covenants, Conditions and Restrictions of record in Instrument Number 20210518-0067436; HOA Charter of record in Instrument Number 20210629-0088173; Restrictions of record in Book 1380, Page 225 and Instrument Number 20130517-0050109; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1103 Biltmore Drive Unit A, Nashville, TN 37204

Karen Johnson Davidson County
Batch# 885228 DEEDWARR
07/07/2022 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20220707-0078168

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 assigns, 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 hand this 30th day of June, 2022.

Biltmore Developments LLC

BY: _____
Michael Eric Hensley, Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael Eric Hensley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Biltmore Developments LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this 30 of June, 2022.

_____
Notary Public
My Commission Expires: 4/9/24

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,700,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 30th day of June, 2022.

_____
Notary Public
My Commission Expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/30/22 (date of document).

Affiant Signature

7/6/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212