Karen Johnson Davidson County
Batch# 906688 DEEDWARR
08/23/2022 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.19
20220823-0095146

Warranty Deed

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $860,050.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 18th day of August, 2022.

Julie Bailey
Notary Public

My commission expires: 9-2-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Luz Ortega	New Owner(s)	072-09-0-378.00
1002 Fairwin Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JORDAN HORSLEY AND ASHLEY HORSLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUZ ORTEGA, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 63 on the Plan of Eskridge Subdivision of Part of The W.B. Franklin Property of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 63 fronts on the Southerly side of Fairwin Avenue and runs back between parallel line 175 feet to a dead line.

Being the same property conveyed to Professional Accommodator Corp., Qualified Intermediary for Betsy The Builder, LLC by Warranty deed from Mayford L. Stafford and wife, Helen M. Stafford of record in Instrument No. 20161212-0129656 and Corrective deed recorded in Instrument No. 20210317-0035399 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on December 12, 2016.

Being the same property conveyed to Jordan Horsley and Ashley Horsley, husband and wife by Warranty deed from Betsy The Builder, LLC, a Tennesse limited liability company of record in Instrument No. 20210317-0035400 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 17, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1002 Fairwin Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of August, 2022.

Jordan Horsley

Ashley Horsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jordan Horsley and Ashley Horsley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of August, 2022.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 August 23, 2022 (date of document).

Affiant Signature

August 23, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23 day of August, 2022.

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025