This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18839-DJ

Karen Johnson Davidson County
Batch# 915731 DEEDWARR
09/12/2022 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $850.63
20220912-0101926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $229,900.00.

Affiant

Subscribed and sworn to before me, this the 12th day of September, 2022.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-9-2024

Notary Public
My Commission Expires: 5-9-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Esvin F. Ortiz Lopez 201 McArthur Drive Nashville TN 37115	First Community Mortgage, Inc. 262 Robert Rose Drive Ste 200 Murfreesboro, TN 37129	043-11-0-022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ruby May Cobb, married, fka Ruby May Neville**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Esvin F. Ortiz Lopez, an unmarried man,** hereinafter called the Grantee, his 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. 78 of an unrecorded plan, and being part of Tract No. 13, on the Survey of Anderson Tract, of record in Book 1130, page 37, in the Register's Office for Davidson County, Tennessee, described according to a survey made by Anderson & Gee, Surveyors, August 5, 1946, as follows:

Beginning 45.3 feet from a monument on the southeast corner of McArthur Drive and DuPont Avenue; thence Eastwardly between the common lines of Lots 78 and 79, 136 feet to a point at the common corner of Lots 22, 23, 78 and 79; thence northwardly 65 feet between lots 23 and 78 to a point at the common corner of Lots 23, 24, 77, and 78; thence westwardly 136 feet along the common lines of lots 77 and 78 to a point on the easterly margin of McArthur Drive; thence southerly along said margin 65 feet to the point of beginning.

Being the same property conveyed to Ruby May Nevill (reserving unto Lela B. Miles a life estate therein) by Quitclaim Deed from Lela B. Miles, a widow, dated July 8, 1992, recorded July 24, 1992, of record in Book 8683, page 760, Register's Office for Davidson County, Tennessee. Lela B. Miles died November 11, 2000 thereby extinguishing her life estate. Ruby May Nevill is now known as Ruby May Cobb.

The subject property is neither the principal residence of Grantor nor her spouse nor any dependent.

This is improved property located at: **201 McArthur Drive, Nashville, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of September, 2022.

GRANTOR:

Ruby May Cobb fka Ruby May Neville

Ruby May Cobb, fka Ruby May Neville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ruby May Cobb, fka Ruby May Neville, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of September, 2022.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/2024

202209120101926

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 9/12/2022.

Kirsten Virden — 9/12/22

Affiant Signature — Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of September, 2022..

Bria Sawyers

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

