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WARRANTY DEED

Karen Johnson Davidson County
Batch# 924691 **DEEDWARR**
10/03/2022 12:40:19 PM 2 pgs
Fees: $13.00 Taxes: $1,272.80

20221003-0108840

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2022

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ginger Y. Hooper	Regions Bank d/b/a Regions Mortgage	01400019200
(NAME)	(NAME)	
3580 Binkley Road	P.O. Box 200401	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Florence, SC 29502-0401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, We, **Stephanie Ontiberos and Yasminda Ontiberos Chavez,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ginger Y. Hooper,** 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 Lot No. 2 on the Plan of Carlos Ford Subdivision of record in Plat Book 6050, Page 344, revised in Book 11690, Page 94, 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 the same property conveyed to Javier Ontiberos, unmarried by deed dated August 13, 2015 from Kenneth Mark Wilson and wife, Sonja Wilson of record in Instrument No. 20150820-0084174, Register's Office for Davidson County, Tennessee. The said Javier Ontiberos has since died intestate on July 10, 2022 survived by his Heir at Law being Stephanie Ontiberos and Yasminda Chavez. Yasminda Chavez is one and the same as Yasminda Ontiberos Chavez.

unimproved ☐

This is improved ☑ property, known as 3580 Binkley Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my/our hands this 28th day of September, 2022.

Stephanie Ontiberos By: Teresa Morgan as Attorney-in-Fact

Yasminda Ontiberos Chavez By: Teresa Morgan as Attorney-in-Fact

State of Tennessee
County of Davidson

On this 28th day of September, 2022 before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Teresa Morgan** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Stephanie Ontiberos** as Attorney-In-Fact, as her free act and deed.

WITNESS my hand and official seal this 28th day of September, 2022.

Notary Public J. Dyke Tatum

My Commission Expires: May 5, 2025

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

On this 28th day of September, 2022 before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Teresa Morgan** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Yasminda Ontiberos Chavez** as Attorney-In-Fact, as her free act and deed.

WITNESS my hand and official seal this 28th day of September, 2022.

Notary Public J. Dyke Tatum

My Commission Expires: May 5, 2025

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 22-Hooper