WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Virginia Contreras Orozco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

MJ-P-22-4101

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Virginia Contreras Orozco	**NEW OWNER**	
(NAME) **4101 Eastview Drive**	(NAME) 248 Coleridge Court	**148 15 0 249.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Antioch, TN 37013-4025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MISTY A. CONRAD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VIRGINIA CONTRERAS OROZCO,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 55 on the Plan of Section 6, Apache Hills, as of record in Plat Book 5200, Page 173, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Misty A. Conrad, unmarried, by Warranty Deed from Tyrome T. Cole and Teresa Cole, husband and wife, of record in Instrument No. 20150825-0085596, in the Register's Office of Davidson County, Tennessee, dated August 17, 2015 and recorded on August 25, 2015.

This conveyance is subject to:
- Taxes and assessments for the year 2022.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 6, Apache Hills, as recorded in Plat Book 5200, Page(s) 173.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5449, Page 535.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4101 Eastview Drive, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 944829 DEEDWARR
11/28/2022 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20221128-0124419

Witness my/our hand(s) this the 16 DAY OF NOVEMBER, 2022.

Misty A. Conrad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Holly A. Mason, 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 November 23 2022.

11/23/22
Affiant Signature

Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/25

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