#16634

WARRANTY DEED

Karen Johnson Davidson County
Batch# 961367 DEEDWARR
01/17/2023 09:36:59 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20230117-0003359

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karla Nunez Taquechel	Pinnacle Bank	07511022000
(NAME)	(NAME)	
815 Bradley Pl.	150 3rd Ave. S. Ste. 1000	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville TN 37201	
(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, I, **Leanne Machado Ortega, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Karla Nunez Taquechel, unmarried woman**, 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 located in Davidson County, Tennessee, being all of Lot No. 14B on the Plan of Zone Lot Division Lots 4 through 17, Meadows of Tulip Grove, Section One, of record in Plat Book 6250, Page 363, amending Plat Book 5200, Page 612 and amendment to Meadows of Tulip Grove Section One of record in Book 6231, Page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elma Ortega Lora, an unmarried woman and Leanne Machado Ortega, a married woman, as tenants in common with right of survivorship, by deed of record in Instrument No. 20180508-0043968, Register's Office for Davidson County, Tennessee. Elma Ortega Lora having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

This property was not a marital residence and as such is not subject to any homestead, dower or other marital interest as defined by statute.

unimproved ☐

This is improved ☑ property, known as 815 Bradley Pl., Hermitage, TN 37076
(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 4th day of January, 2023.

Leanne Machado Ortega

State of Tennessee
County of Davidson

Personally appeared before me Leanne Machado Ortega, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of January, 2023.

Notary Public
My Commission Expires: _____

File No.: 16634

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024