This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20083-MF

Karen Johnson Davidson County
Batch# 962281 DEEDWARR
01/18/2023 04:12:30 PM 2 pgs
Fees: $13.00 Taxes: $1,529.95
20230118-0004190

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $413,500.00.

Kimberley C Kimball
Affiant

Subscribed and sworn to before me, this the 18th day of January, 2023.

Danielle Free
Notary Public
My Commission Expires: 03/07/26

DANIELLE FREE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires March 07, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
April Hyde 632 Bel Air Drive Nashville, TN 37217	American Pacific Mortgage Corporation 3000 Lave Ridge Court, Suite 200 Roseville, CA 95661	134 01 0 070.00

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/we, **Michael Torrech, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **April Hyde, an unmarried woman,** 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. 82 in the Section I, Curreywood Acres, of record in Book 2133, Pages 109 and 110, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Michael Torrech, a married man, by Quitclaim Deed from Peter Loomis and Alyssa T. Loomis, husband and wife, of record in Instrument No. 20220922-0105471, in the Register's Office of Davidson County, Tennessee, dated September 21, 2022 and recorded on September 22, 2022.

Being the same property conveyed to Peter Loomis and Alyssa T. Loomis, a married couple, by Warranty Deed from Emily Hooper FKA Emily Wilber, of record in Instrument No. 20170720-0073410, in the Register's Office of Davidson County, Tennessee, dated July 12, 2017 and recorded on July 20, 2017.

** This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **632 Bel Air Drive, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2023 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 20th day of January, 2023.

GRANTOR:

Michael Torrech

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF Chesapeake City

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Torrech, 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 ~~20th~~ 17th day of January, 2023.

Notary Public
My Commission expires: 06·30·2024

Tyrone Anthony Vaughn
Notary Public
Reg #7880495
Commonwealth of Virginia
My Commission Expires June 30, 2024

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 18TH day of January, 2023.

01/18/2023

Ernest D. Bennett, III, Affiant Date

Fi State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 18TH day of January, 2023

Commission Expires: 09/02/2024

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024