Karen Johnson Davidson County
Batch# 972405 DEEDWARR
02/21/2023 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230221-0012050

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

WARRANTY DEED

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, **DAVID ORTIZ ALDANA AND YANIRA ORTIZ ALDANA, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLOR BURRINGTON AND KATRINA ARMAS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT AN IRON ROD IN THE NORTHERLY RIGHT OF WAY OF CLAYLICK ROAD, SAID POINT BEING 2,550 FEET NORTHWEST OF LICKTON PIKE AND BEING THE SOUTHWEST CORNER OF THE CHARLES KNIGHT PROPERTY AS DESCRIBED IN DEED BOOK 8027 PAGE 829 RODC; THENCE WITH SAID RIGHT OF WAY NORTH 78 DEGREES 15 MINUTES 51 SECONDS WEST, 14.02 FEET TO AN IRON ROD. THENCE WITH A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 17 DEGREES 39 MINUTES 47 SECONDS, A RADIUS OF 716.20 FEET, AN ARC LENGTH OF 220.79 FEET, A CHORD BEARING OF NORTH 69 DEGREES 25 MINUTES 57 SECONDS WEST AND A CHORD LENGTH OF 219.92 FEET TO AN IRON ROD, THENCE, NORTH 61 DEGREES 27 MINUTES 31 SECONDS WEST, 352.53 FEET TO AN IRON ROD, THE SOUTHWEST CORNER OF TRACT #4 AND THE SOUTHEAST CORNER OF TRACT #5, THE TRUE POINT OF BEGINNING, THENCE, WITH SAID RIGHT OF WAY, NORTH 61 DEGREES 27 MINUTES 31 SECONDS WEST, 50.20 FEET TO AN IRON ROD, THE SOUTHEAST CORNER OF TRACT #6. THENCE, LEAVING SAID RIGHT OF WAY, WITH THE EAST LINE OF TRACT #6, NORTH 33 DEGREES 37 MINUTES 18 SECONDS EAST, 141.06 FEET TO AN IRON ROD, THENCE, NORTH 51 DEGREES 57 MINUTES 39 SECONDS EAST, 66.68 FEET TO AN IRON ROD, THENCE, NORTH 21 DEGREES 02 MINUTES 40 SECONDS EAST, 466.55 FEET TO AN IRON ROD, THENCE, NORTH 38 DEGREES 26 MINUTES 05 SECONDS EAST, 495.22 FEET TO AN IRON ROD, THENCE, NORTH 18 DEGREES 35 MINUTE 49 SECONDS WEST, 637.08 FEET TO AN IRON ROD, THENCE, SOUTH 64 DEGREES 41 MINUTES 35 SECONDS EAST, 508.50 FEET TO AN IRON ROD, THE NORTHWEST CORNER OF TRACT #4, THENCE, WITH THE WEST LINE OF TRACT #4, SOUTH 28 DEGREES 43 MINUTES 59 SECONDS WEST, 1399.17 FEET TO AN IRON ROD, THENCE, SOUTH 51 DEGREES 57 MINUTES 39 SECONDS WEST, 94.77 FEET TO AN IRON ROD, THENCE, SOUTH 33 DEGREES 37 MINUTES 18 SECONDS WEST, 128.54 FEET TO AN IRON ROD, THE POINT OF BEGINNING AND CONTAINING 5.002 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DAVID ORTIZ ALDANA, BY WARRANTY DEED FROM IRA INNOVATIONS, LLC FBO IRA ACCOUNT NO. 2202232, IRA, DATED SEPTEMBER 15, 2016, OF RECORD IN INSTRUMENT NO. 20160921-0099259, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID DAVID ORTIZ ALDANA NOW SINCE MARRIED TO YANIRA ORTIZ ALDANA, WHO JOINS IN THIS CONVEYANCE TO CONVEY ANY INTEREST THAT SHE MAY HAVE, MARITAL OR OTHERWISE.

This is improved property know as: **2324 CLAYLICK ROAD, WHITES CREEK, TN 37189.**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 16th day of FEBRUARY, 2023.

DAVID ORTIZ ALDANA

YANIRA ORTIZ ALDANA

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DAVID ORTIZ ALDANA AND YANIRA ORTIZ ALDANA, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 16th day of FEBRUARY, 2023.

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 7-2-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of FEBRUARY, 2023.

NOTARY PUBLIC
My commission expires 9/29/24

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s) as follows:
TAYLOR BURRINGTON AND KATRINA ARMAS

2324 CLAYLICK ROAD

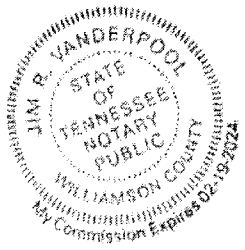
WHITES CREEK, TN 37189

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 023000/197.00

I Lisa Allard, 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 February 16, 2023.

Lisa Allard, Affiant February 16, 2023



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this February 16, 2023.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024