Karen Johnson Davidson County
Batch# 972681 DEEDWARR
02/21/2023 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230221-0012132

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 600,000.00.

Affiant

Subscribed and Sworn before me this 17th day of February , 2023.

Notary Public
My commission expires: 11-06-24

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
David Ortiz and Rachel Ortiz 7132 Poplar Creek Trce Nashville, TN 37221	New Owner	155-08-0C-062-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hunter Nicole Smith and Andrew Brady Smith, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Ortiz and Rachel Ortiz, a married couple,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 62, PHASE 2, POPLAR CREEK ESTATES, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Pages 339-347, amended in Plat Book 7900, Pages 888-889, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Philip Charles Hemmer and Jennifer Lynn Hemmer by deed dated February 29, 2008 from Donna H. Stokes of record in Instrument No. 20080312-0024801, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Hunter Nicole Smith and Andrew Brady Smith, wife and husband by Warranty Deed from Philip Charles Hemmer and Jennifer Lynn Hemmer, dated December 16, 2020, and recorded December 18, 2020 of record in Instrument No. 20201218-0149959, Register's Office of Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 7132 Poplar Creek Trce, Nashville, TN 37221 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 16th day of February , 2023.

Hunter Nicole Smith

Andrew Brady Smith

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 17th day of February, 2023, before me personally appeared Hunter Nicole Smith and Andrew Brady Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of February, 2023.

Notary Signature
My commission expires: 01/21/26

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 2/17/23 (date of document).

Affiant Signature

2/21/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st of February, 23.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025