Karen Johnson Davidson County
Batch# 973315 DEEDWARR
02/22/2023 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20230222-0012620

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-386

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of February, 2023

Notary Public

Commission Expires: 5/9/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Oscar Crom Tidwell IV 1205 Shiloh Drive Nashville, TN 37205	Same as owner	102-14-0-053.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Tyler Ortiz and Kathryn Ortiz formerly known as Kathryn Lemay, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Oscar Crom Tidwell IV, unmarried man

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 in Davidson County, Tennessee, being Lot No. 88 on the Plan of Crest Meade, Section II, of record in Plat Book 2331, Pages 151 and 152, in the Register's Office for Davidson County, Tennessee.

Said Lot 88 fronts 141 feet on the West side of Shiloh Drive and runs back between lines 151.3 feet on the North line and 150 feet on the South line to a dead line in the rear on which it measures 141.5 feet.

Being the same property conveyed to Tyler Ortiz, an unmarried man and Kathryn Lemay, an unmarried woman as joint tenants with right of survivorship by Warranty Deed from

Michael F. Graham and wife, Heidi M. Graham of record in Instrument No. 20160713-0071884 Register's Office for Davidson County, Tennessee, dated July 12, 2016 and recorded on July 13, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1205 Shiloh Drive, Nashville, TN 37205

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 so 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.

Dated this the 22nd day of February, 2023.

Tyler Ortiz

Kathryn Ortiz formerly known as Kathryn Lemay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of February, 2023, before me personally appeared Tyler Ortiz and Kathryn Ortiz formerly known as Kathryn Lemay, 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 22nd day of February, 2023.

Notary Signature
My commission expires: 2/26/23

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 22, 2023.

Signature
Date: February 22, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 22nd day of February, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025