Karen Johnson Davidson County
Batch# 974346 DEEDWARR
02/27/2023 10:00:14 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00
20230227-0013529

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00 Affiant Subscribed and sworn to before me, this the 24th day of February, 2023. Notary Public My commission expires: 1-4-27

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Peter Bilan and Laura Cochran	New Owners	131-12-1C-001.00-CO
1103 A Biltmore Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MAYRA A. OROZCO, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER BILAN AND LAURA COCHRAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Elevenhundredthree Biltmore Drive, A Horizontal Property Regime with Private Elements of record as Instrument No. 20210518-0067436 being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the portion of property conveyed to Brady Tillman, an unmarried man, by Warranty Deed from Dxcavation Defined Benefit Pension Plan of record in Instrument No. 20141008-0093405 Register's Office for Davidson County, Tennessee, dated October 02, 2014 and recorded on October 08, 2014.

Being the portion of property conveyed to Biltmore Developments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Brady Tillman, a married man, of record in Instrument No. 20210222-0020996 Register's Office for Davidson County, Tennessee, dated February 11, 2021 and recorded on February 22, 2021.

Being the same property conveyed to Jose Sixto Alvarado Quintana and Mayra A. Orozco, husband and wife, by Warranty Deed from Biltmore Developments, LLC, of record in Instrument No. 20220707-0078168 Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 07, 2022.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

Being the same property conveyed to Mayra A. Orozco, a married woman by Quitclaim Deed from Jose Sixto Alvarado Quintana, a married man, of record in Instrument No. 20230209-0009440, Register's Office for Davidson County, Tennessee, dated February 7, 2023 and recorded on February 9, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1103 A Biltmore Drive, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of February, 2023.

Mayra A. Orozco

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mayra A. Orozco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of February, 2023.

Notary Public

My Commission Expires: 10/28/2023

NOTARY PUBLIC STATE OF TEXAS
BENJAMIN GARCIA
MY COMMISSION EXPIRES
OCTOBER 28, 2023
NOTARY ID: #132228524