This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-1066-KS

Karen Johnson Davidson County
Batch# 991718 DEEDWARR
04/13/2023 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20230413-0027097

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $439,000.00.

Adriana A. Ortega
Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 11th day of April, 2023.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adriana A. Ortega and Ronald J. Cerdas 1725 Nassau Street Nashville, TN 37208	New Owner	081-08-0-335.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Treehouse Investments LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Adriana A. Ortega and Ronald J. Cerdas, wife and husband**, 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. 3 on the Map of W. S. Settle's Re-Subdivision of Lots Nos. 249 to 273 inclusive in North Nashville Real Estate Company's Plan, of record in Book 57, page 71, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the westerly side of Nassau Street and runs back between parallel lines 155 feet to the east margin of Jenkins Street.

Being the same property conveyed to Treehouse Investments, LLC, a Tennessee limited liability Company by Quit Claim Deed from Lee G. Turley and Jessica N. Turley f/k/a Jessica N. Diekmann, husband and wife of record as Instrument No. 20160318-0025935 in the Register's Office for Davidson County, Tennessee, dated March 16, 2016 and recorded on March 18, 2016.

Being the same property conveyed to Lee G. Turley and Jessica N. Diekmann, both unmarried, as joint tenants with right of survivorship by Warranty Deed from Darrell Crawford and spouse, Paula B. Crawford of record as Instrument No. 20090304-0019088 in the Register's Office for Davidson County, Tennessee, dated February 27, 2009 and recorded on March 4, 2009.

This is improved property located at: **1725 Nassau Street, Nashville, TN 37208.**

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 Grantees 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 11th day of April, 2023.

GRANTOR:

Tree House Investments ~~LLC,~~ A Tennessee limited liability company

By: _____
Lee G. Turley, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lee Turley, Sole Member of Tree House Investments LLC, A Tennessee limited liability company, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of April, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

202304130027097

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4/11/23 (date of document).

Emma Howard

Affiant Signature

Date: 4/11/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of April, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

