Karen Johnson Davidson County
Batch# 1017713 DEEDWARR
06/22/2023 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230622-0047390

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230544695

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $380,000.00.

Meggan Paulus
Affiant

Subscribed and sworn to before me, this 20th day of June, 2023.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Olga Hurtado Sarria	Movement Mortgage, LLC	Tax Parcel ID No.
9725 Northwest 52nd Street, #117	8024 Calvin Hall Road	061 15 0A 002.00 - CO
Doral, FL 33178	Indian Land, SC 29707	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Crystal L. Collins, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Olga Hurtado Sarria and Ivan Sarria Quintero, a married couple**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2, Homes at Stratford Avenue, Inc., a Horizontal Property Regime With Private Elements, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at Stratford Avenue, Inc., a Horizontal Property Regime with Private Elements, of record in Instrument Number 20141008- 0093302, 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 same property conveyed to Crystal L. Collins, an unmarried woman, by Warranty Deed from Stratford Avenue Partners, a Tennessee General Partnership of record in Instrument No. 20151014-0104623, in the Register's Office of Davidson County, Tennessee, dated October 09, 2015 and recorded on October 14, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Inglewood Place, as recorded in Book 332, Page 101 and Revised in Book 421, Page 137.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141008-0093302 and Amendment recorded in Instrument No. 20160111-0002766.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4044, Page 705.

Easement for Public Utilities, recorded in Instrument No. 20130924-0100281.

Easement for Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded in Instrument No. 20130924-0100298.

This is improved property located at 1106 Stratford Avenue #2 Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of June, 2023.

Crystal L. Collins

STATE OF CO)
COUNTY OF Denver)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Crystal L. Collins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2023.

Notary Public
My Commission Expires: 06/24/24

NADIM S. KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2024

True Copy Certification

I, **Kaz Arbogast,** 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 this the 20th day of June, 2023.

Affiant Signature
Date June 21, 2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON