Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Warranty Deed

Karen Johnson Davidson County Batch# 1036798 DEEDWARR 08/10/2023 10:30 26 AM 2 pgs Fees $13.00 Taxes $5,550 00 20230810-0062023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,500,000 00. Affiant Subscribed and sworn to before me, this the 1st day of August, 2023 Notary Public My commission expires: ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

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
Zachary S. Hall Claire E. Hall	New Owner	131-12-1C-002.00-CO
1103 B 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 **ZACHARY S. HALL AND CLAIRE E. HALL, HUSBAND AND WIFE**, 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 B, together with common area, 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 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. 20220707-0078167, Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 07, 2022.

Being the same property conveyed to Mayra A. Orozoco, a married woman by Quitclaim Deed from Jose Sixto Alvarado Quintana, a married man, of record in Instrument No. 20230209-0009445, Register's Office for Davidson County, Tennessee, dated February 7, 2023 and recorded on February 9, 2023.

Mayra A. Orozco was incorrectly referenced as Mayra A. Orozoco in the previous Quitclaim Deed.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that 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*

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 B 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 1st day of August, 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 28th day of July, 2023.

Notary Public

My Commission Expires: 8/5/24

FELIX CHRISTOPHER SALINAS
Notary ID #132605224
My Commission Expires
August 5, 2024