(1)

Karen Johnson Davidson County
Batch# 1043119 **DEEDWARR**
08/28/2023 09 33 46 AM 3 pgs
Fees $18 00 Taxes $1,295 00

20230828-0066924

WARRANTY DEED

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 1/26/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Sebastian
Ortale Kelley Law Firm,
330 Commerce Street, Suite 110,
Nashville, TN 37201

File No 36498

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Cristian G Ostolaza Rosa and Amisaday R Ostolaza and Danny Utrera-Reyes	Cristian G Ostolaza Rosa and Amisaday R Ostolaza and Danny Utrera-Reyes	147-6-225
(NAME)	(NAME)	
626 Whispering Hills Drive	626 Whispering Hills Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, SANDRA J HOLLAND, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE

PRESENTS DO TRANSFER AND CONVEY UNTO CRISTIAN G OSTOLAZA ROSA & AMISADAY R OSTOLAZA, A MARRIED COUPLE AND DANNY UTRERA-REYES, A SINGLE MAN, AS TENANTS IN COMMONS, HEREINAFTER CALLED COLLECTIVELY THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☒ property, known as 626 Whispering Hills Drive, Nashville, TN 37211
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

The conveyance of the above-described parcel of land is subject to the following

1 2023 Davidson County Taxes which have been prorated by the parties and assumed by the Grantees
2 Matters shown on plan of record in Book 3300, page 87, Register's Office for Davidson County, Tennessee
3 Easement as set forth in Book 3465, page 623, Register's Office for Davidson County, Tennessee
4 Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind himself, his heirs and assigns, 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

Witness my hand this 23rd day of August, 2023

Sandra J Holland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2023, before me personally appeared Sandra J Holland, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed

Notary Public

My Commission Expires _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 07, 2024

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 64, on the Plan of Section One, Parkview Estates, of record in Book 3300, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Sandra J Holland by Deed from Cindy J Joyner, unmarried by Deed of record in Book 11626, page 250, in the Register's Office for Davidson County, Tennessee, dated August 19, 1999 and recorded on August 20, 1999