Karen Johnson Davidson County
Batch# 1047608 DEEDWARR
09/08/2023 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20230908-0070525

WARRANTY DEED

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $276,000.00.

Affiant

Subscribed and sworn to me on 08/21/23.

Andrea Steinman
NOTARY PUBLIC

My Commission Expires: 01/25/26

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ragy Ragy 619 Longhunter Ct Nashville, TN 37217	CMG Mortgage 3160 Crow Canyon, Ste 400 San Ramon, CA 94583	135 08 0A 619.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jesus Ignacio Orozco Bravo, a single man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ragy Ragy and Latifa Samor, Husband and Wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A Condominium Apartment in Davidson County, Tennessee, being Unit No. 619 of Nashboro Village Nineteen Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Master Deed of record in Book 5200, page 80, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete description of such Unit, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.
>
> Being the same property conveyed to Jesus Ignacio Orozco Bravo, a single man, by Warranty Deed from Charles Gilbert, married, dated October 25, 2019 and recorded on October 29, 2019 of record in Instrument No. 20191029-0110593, Register's Office for Davidson County, Tennessee.
>
> This is Improved property, known as 619 Longhunter Ct., Nashville, TN 37217.

The conveyance of the above-described parcel of land is 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 GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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 successors 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 our hands on 08/21/23.

Jesus Ignacio Orozco Bravo

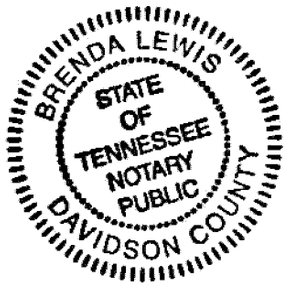
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/21/23, before me personally appeared Jesus Ignacio Orozco Bravo, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 08/21/23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 30, 2023.

J. Carlton Drumwright

August 30, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 30, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY