Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-DMR-23-5164

Karen Johnson Davidson County
Batch# 1059043 DEEDWARR
10/09/2023 02 20 25 PM 4 pgs
Fees $23 00 Taxes $1,813 00

20231009-0079352

**Prepared By ~~& Return To:~~**
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-3730

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000 00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of October, 2023

Notary Public

Commission Expires 07/09/24

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Hugo Antonio Cruz and Milagro Guardado Cruz<br>317 Townes Drive,<br>Nashville, TN 37211 | Alameda Mortgage Corporation<br>1475 North Broadway<br>Ste 310<br>Walnut Creek, CA 94596 | 151-09-0B-107.00-CO |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Melissa Rangel-Orozco n/k/a Melissa Schelah, a married woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Hugo Antonio Cruz and Milagro Guardado Cruz, Husband and Wife**

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 104 on the Plan of Final Plat of Phase 2, Lakeside Cove at Percy Priest of record in Plat at Instrument No 20051102-0132676, 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 Melissa Rangel-Orozco, an unmarried woman by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20060905-0102961 Register's Office for Davidson County, Tennessee, dated August 29, 2006 and recorded on September 05, 2006
Nicholas Schelah, hereby joins in this conveyance to transfer any rights, title or interest he may have by virtue of marriage to Melissa Schelah.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as. 5084 Smith Springs Parkway, Antioch, TN 37013

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 so 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

Dated this the 5th day of October, 2023.

Melissa Schelah

STATE OF Kentucky
COUNTY OF Grayson

On this 5th day of October, 2023, before me personally appeared Melissa Schelah, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of October, 2023.

Notary Signature
My commission expires: 07/09/2024

Tangela D. Pritchett-Brooks
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID # KYNP9848
MY COMMISSION EXPIRES 7/9/2024

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.

Dated this the 5th day of October, 2023.

Nicholas Schelah

Nicholas Schelah

STATE OF Texas
COUNTY OF Brazoria

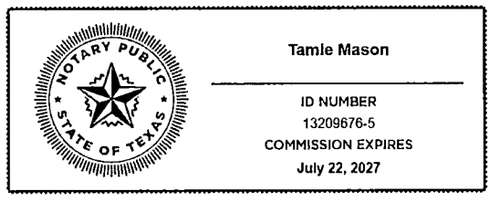
On this 5th day of October, 2023, before me personally appeared Nicholas Schelah, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of October, 2023.

Jamie Mason

Notary Signature
My commission expires: 07/22/2027

Notarized online using audio-video communication



**Tennessee Certification of Electronic Document**

I, John Gleaves, 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 10/05/23 (date of document)

Affiant Signature

10/05/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of OCTOBER, 2023.

Notary's Signature

MY COMMISSION EXPIRES 07/09/24

NOTARY'S SEAL

