This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1062637 DEEDWARR
10/19/2023 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20231019-0081945

State of _Tennessee_____
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $410,000.00

Affiant Signature

Subscribed and sworn to before me on this the 18th Day of October, 2023.

Notary Public

My Commission expires 7 / 7 / 25

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

NAME AND ADDRESS OF PROPERTY OWNER:
Samantha Rae Bryant
1723 Southwind Drive
Nashville, TN 37217

SEND TAX BILLS TO:
GreenState Credit Union
PO Box 2248
Sioux City, IA 51104

MAP AND PARCEL NUMBER: Tax ID #: 13501009200

WARRANTY DEED
23NT00991

Effective the 18th Day of October, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mardin Erasmo Lopez and Hilda Ortega, Husband and Wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Samantha Rae Bryant, a single person

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT NO. 66 ON THE PLAN OF TOWN PARK ESTATES OF RECORD IN BOOK 3300, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARDIN ERASMO LOPEZ FROM THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-3, BY SPECIAL WARRANTY DEED DATED 07/31/2012 AND RECORDED 08/17/2012 IN INSTRUMENT NO. 20120817-0073746, REGISTER'S OFFICE OF SAID COUNTY.

The above grantor Hilda Ortega joins herein to convey any and all marital interest Hilda Ortega may have in the above described property.

This is an improved property commonly known as: 1723 Southwind Dr, Nashville, TN 37217-3123

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 18th day of October, 2023.

Mardin Erasmo Lopez

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mardin Erasmo Lopez,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1 / 25 / 26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Hilda Ortega

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Hilda Ortega,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1 / 25 / 26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

True Copy Certification

I, **Pam Autry,** 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 18th day of October, 2023.

Affiant Signature
Date 10/18/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

