Karen Johnson Davidson County
Batch# 1066834 DEEDWARR
10/31/2023 02:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,359.38
20231031-0085134

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,400.00.

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2023.

Notary Public
MY COMMISSION EXPIRES: 9/7/2026
File No. G23-19780

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carlos Antonio Hernandez Oxlaj	New Owner	120-05-0-038
(NAME)	(NAME)	
764 Winthorne Dr.	764 Winthorne Dr.	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Anthony Joseph Amorim, an unmarried man, Christopher Charles Miller, an unmarried man, and Debra Amorim and Jose Amorim, wife and husband, tenants in common with expressed rights of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carlos Antonio Hernandez Oxlaj and Yorleny Yasmary Nolasco Portillo, 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. 336 on the Plan of Glengarry Park, Section 3, of record in Book 2900, Page 25, Register's Office for said County, and described as follows:

Said Lot No. 336 fronts 80.0 feet on the Northeast margin of Winthorne Drive and extends back between lines, measuring 209.0 feet on the Northwest line and 168.1 feet on the Southeast line to a dead line in the rear on which it measures 90.2 feet.

Being the same property conveyed to Anthony Joseph Amorim, an unmarried man, Christopher Charles Miller, an unmarried man, and Debra Amorim and Jose Amorim, wife and husband, tenants in common with expressed rights of survivorship by Deed dated August 16, 2021, recorded August 23, 2021, in Instrument Number 20210823-0113872, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 764 Winthorne Drive, Nashville, TN 37217.

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 do 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 forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 27 day of October, 2023.

Anthony Joseph Amorim

Christopher Charles Miller

Debra Amorim

Jose Amorim

STATE OF _____
COUNTY OF _____

On this _____day of October, 2023, before me personally appeared Christopher Charles Miller, Debra Amorim and Jose Amorim, 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 _____day of October, 2023.

Notary Signature
My commission expires:

STATE OF TN
COUNTY OF Sumner

On this 27 day of October, 2023, before me personally appeared Anthony Joseph Amorim, 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 27 day of October, 2023.

TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

This is improved property, known as 764 Winthorne Drive, Nashville, TN 37217.

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 do 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 forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 27 day of October, 2023.

Anthony Joseph Amorim

Christopher Charles Miller

Debra Amorim

Jose Amorim

STATE OF New Jersey
COUNTY OF Hunterdon

On this 27th day of October, 2023, before me personally appeared Christopher Charles Miller, Debra Amorim and Jose Amorim, 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 27th day of October, 2023.

YBANA M. AGRELO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/24/2026

Notary Signature
My commission expires: 03/24/2026

STATE OF _____
COUNTY OF _____

On this _____day of October, 2023, before me personally appeared Anthony Joseph Amorim, 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 _____day of October, 2023.

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Holly A. Mason, 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 October 27, 2023.

Affiant Signature

10/31/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of October, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026