Karen Johnson Davidson County
Batch# 1077254 DEEDWARR
12/01/2023 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20231201-0092977

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/31/26
(AFFIX SEAL)

MEGAN G. DEWEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Santiago De La Rosa and Armandina Santana	Santiago De La Rosa and Armandina Santana	015-13-0-A-003.00CO
(NAME)	(NAME)	
908 Fancher Lane	1979 Burke Hollow Road	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Fabian Ortiz-Gomez and Maria Guadalupe Andrade Oropeza, husband and wife and Fabian Ortiz Andrade, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Santiago De La Rosa and Armandina Santana, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, on the FINAL PLAT, FALLS SUBDIVISION, of record in Instrument No. 20191015-0105302, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Fabian Ortiz-Gomez and Maria Guadalupe Andrade Oropeza, husband and wife and Fabian Ortiz-Andrade, unmarried by Special Warranty Deed dated 03/01/2021 from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20210302-0026309, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Matters set forth on plan of record in Inst. No. 20191015-0105302, Register's Office for Davidson County, Tennessee, Declaration of Restrictive Covenants of record in Inst. No. 20030820-0121082, Register's Office for Davidson County, Tennessee, DCCRs, Bylaws, Charter for Falls Subdivision of record in Inst. No. 20200304-0024384, Register's Office for Davidson County, Tennessee, Agreements for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 7697, Page 929, Book 7697, Page 952 and Book 7868, Page 953, Register's Office for Davidson County, Tennessee, Easements of record in Inst. No. 20040204-0013558, Register's Office for Davidson County, Tennessee, Stormwater Detention Agreement of record in Inst. No. 20070507-0054741, Register's Office for Davidson County, Tennessee, Easement for Public Utilities, Ingress and Egress and Dedication of record in Inst. No. 20180503-0042326, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 908 Fancher Lane, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Effective the 1st day of December, 2023.

Fabian Ortiz Gomez

Fabian Ortiz Andrade

Maria Guadalupe Andrade

Maria Guadalupe Andrade Oropeza

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 1st day of December, 2023, before me personally appeared Fabian Ortiz Gomez and Fabian Ortiz Andrade and Maria Guadalupe Andrade Oropeza, 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 (or person's) free act and deed.

Notary Public

Printed Name: the undersigned

My Commission Expires: 1-21-26

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 1st day of December, 2023.

K. Thomas Sidwell
Date: 12-1-23

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 1st day of December, 2023.

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY