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# 1100160 DEEDWARR
02/12/2024 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20240212-0009740

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $260,000.00

Jesus Ignacio Orozco Bravo
Affiant Signature

Subscribed and sworn to before me on this the 9 Day of Feb, 2024.

Brenda Lewis
Notary Public

My Commission expires 09/08/2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Jesus Ignacio Orozco Bravo
3815 Bonnacreek Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
CrossCountry Mortgage, LLC
2160 Superior Avenue
Cleveland, OH 44114

MAP AND PARCEL NUMBER: Tax ID #: 05905009400

WARRANTY DEED
24NT00071

Effective the 9th Day of Feb., 2024 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,

SCOTT D. PLEMONS, AN UNMARRIED MAN

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

JESUS IGNACIO OROZCO BRAVO, A SINGLE MAN

Hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Buena Vista Estates, Section 2, of record in Book 3842, Page 257, Register's Office for said County, to which plan reference is hereby made fora more complete description.

Being the same property conveyed to Scott D. Plemons, an unmarried man from Raymond McGee and Aglaia McGee, FKA Aglaia Williams, husband and wife, by Warranty Deed dated 08/20/2018 and recorded 08/21/2018 in Instrument No. 20180821-0082797, Register's Office of said County.

This is an improved property commonly known as: 4809 Trumpet Cir, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. I do covenant with said GRANTEE that I am 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. I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the GRANTEE, his 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 my hand this the 9th day of Feb, 2024

Scott D Plemons

Scott D. Plemons

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Scott D. Plemons,** 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: 12/27/2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

202402120009740

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **February 9, 2024.**

Signature 02/09/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 9th day of February, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY