Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-987

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of March, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1115337 DEEDWARR
03/27/2024 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $818.44
20240327-0021152

Address of New Owner	Send Tax Bills To:	Map & Parcel
Audrey Fatima Cabrera Amort 1314 Bellshire Terrace Drive Nashville, TN 37207	Guaranteed Rate, Inc. 1806 West Cuyler Avenue suite 1W Chicago, IL 60613	041-15-0-075.00

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,

Brandon Sory, a single man, and Chris Mule, a married man

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

Audrey Fatima Cabrera Amort, an unmarried woman

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. 13A, Zone Lot Division of Lots 9 thru 13, 128 and 137 of Bellshire Terrace, Section One, Phase Two, as of record in Book 6250, Page 179, amended in Book 6250, Page 772, 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 Brandon Sory, a single man, and Chris Mule, a married man by Warranty Deed from Prem S. Kahlon and wife, Darshan B. Kahlon of record in Instrument No. 20231117-0089888 Register's Office for Davidson County, Tennessee, dated November 16, 2023 and recorded on November 17, 2023. This was investment property only and not the residence of the grantors.

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: 1314 Bellshire Terrace Drive, Nashville, TN 37207

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 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 22nd day of March, 2024.

Brandon Sory

Brandon Sory

Chris Mule

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~WILLIAMSON~~ Hampton

On this 22nd day of March, 2024, before me virtually appeared Brandon Sory, 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 22nd day of March, 2024.

Notary Signature
My commission expires: 03/31/2025 7938299

Dalarrian Featherston
REGISTRATION NUMBER
7938299
COMMISSION EXPIRES
March 31, 2025

Notarized remotely online using communication technology via Proof.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of March, 2024, before me personally appeared Chris Mule, 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 22nd day of March, 2024.

Notary Signature
My commission expires: 5-10-29

Certificate of Authenticity

I, Joshua A. Terry, 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 3/22/24.

Affiant Signature – Joshua A. Terry

3/26/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 3/26/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27