Karen Johnson Davidson County
Batch# 1136385 DEEDWARR
05/17/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,105.93
20240517-0036853

WARRANTY DEED

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS **GREATER** FOR THIS TRANSFER IS $298,900.00.

Jordan Williams
Affiant

Subscribed and sworn to me on 05/15/24.

NOTARY PUBLIC

My Commission Expires: 12/19/26

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jordan Elizabeth Williams 4809 Trumpet Circle Nashville, TN 37218	UMortgage LLC 100 North 18th Street Suite 1400 Philadelphia, PA 19103	059 05 0 094.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jesus Ignacio Orozco Bravo, a single man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jordan Elizabeth Williams, a single woman, as sole ownership, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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 for a more complete description.

Being the same property conveyed to JESUS IGNACIO OROZCO BRAVO, A SINGLE MAN, by Warranty Deed from SCOTT D. PLEMONS, AN UNMARRIED MAN dated February 9, 2024 and recorded in Instrument No. 202402120009740, Register's Office of said County.

This is improved property known as 4809 Trumpet Circle, Nashville, Tennessee 37218.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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.

Witness my hand this 05/15/24.

Jesus Ignacio Orozco Bravo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/15/24, before me personally appeared Jesus Ignacio Orozco Bravo, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 05/15/24.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 an that this is a true and correct copy of the original document executed and authenticated according to law on May 15th, 2024.

John Cobb Rochford

May 15th, 2024

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on May 15th, 2024.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025