Karen Johnson Davidson County
Batch# 1144592 DEEDWARR
06/07/2024 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20240607-0042840

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of June, 2024.

Notary Public:
My Commission Expires: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Christian Javier Ortega and Sonia Ortega Silva 244 Coleridge Ct. Antioch, TN 37013	New Owner New Owner	162-02-0-0260.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joyce Lynne Pirtle, an unmarried woman**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Christian Javier Ortega, unmarried man and Sonia Ortega Silva, unmarried woman, joint tenants with rights of survivorship**, hereinafter called the Grantee(s), his/her/their 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. 20 on the Plan of Colemont Heights, Section II, of record in Book 4300, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Joyce Lynne Pirtle by Quitclaim Deed from Gary Wayne Pirtle, pursuant to the Marital Dissolution Agreement entered into between Grantor and Grantee in the case of Joyce Lynne Pirtle v. Gary Wayne Pirtle, Case No. 96D3544, Chancery Court for Davidson County, Tennessee, dated 12/10/1996 and recorded 4/1/1997 in Book 10400, Page 83; and being the same property previously conveyed to Gary Wayne Pirtle and wife, Joyce A. Pirtle by Warranty Deed from Richard A. Burley and wife, Judith C. Burley, dated 9/26/1983 and recorded 9/28/1983 in Book 6146, Page 210, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters as shown on plat of record in Book 4300, Page 133, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 244 Coleridge Ct., Antioch, TN 37013

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(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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/our hand(s) this the 6th day of June, 2024.

Joyce Lynne Pirtle

Joyce Lynne Pirtle

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Joyce Lynne Pirtle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of June, 2024.

Commission Expires:

9/27/24

B. Huntsman

Notary Public:



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 June 6, 2024.

Affiant Signature

6/6/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of June, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

