WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Karen Johnson Davidson County
Batch# 1151508 DEEDWARR
06/26/2024 03:45:30 PM 2 pgs
Fees: $13.00 Taxes: $2,608.50
20240626-0048091

File #24-PA-2404-PARK

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sabrina Sanchez	**Regions Bank d/b/a Regions Mortgage**	
(NAME) 2404 ALAMEDA ST.	(NAME) **2050 Parkway Office Circle**	**092 03 0 112.00**
(ADDRESS) NASHVILLE, TN 37208	(ADDRESS) **Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RUBY LYNN CORTNER, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SABRINA SANCHEZ, UNMARRIED WOMAN

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 84 on the MAP OF THE SUBDIVISION OF THE HEFFERNAN PLACE, as of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee.
Said Lot No. 84 fronts 50 feet on the Northerly side of Alameda Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Ruby Lynn Cortner, A Married Woman, and Jane S. Cortner, An Unmarried Woman, As Tenants in Common with the right of survivorship, by Quitclaim Deed from Ruby Lynn Cortner, A Married Woman, of record in Instrument No. 20210310-0031809, in the Register's Office of Davidson County, Tennessee, dated March 08, 2021 and recorded on March 10, 2021. The Said Jane S. Cortner Deceased, leaving Ruby Lynn Cortner.

Being the same property conveyed to Ruby Lynn Cortner, A Married Woman, by Warranty Deed from Simon Sedek, A Married Man, of record in Instrument No. 20210310-00318707, in the Register's Office of Davidson County, Tennessee, dated February 08, 2021 and recorded on March 10, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF THE SUBDIVISION OF THE HEFFERNAN PLACE, as recorded in Plat Book 161, Page(s) 138.
*Agreement for Dedication of Public Right of Way as set forth in Instrument recorded in Instrument No. 20200803-008525.
*Letter recorded in Book 7196, Page 356.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **Improved** property known as: **2404 Alameda Street, Nashville, TN 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 17th day of June, 2024.

Ruby Lynn Cortner

Ruby Lynn Cortner

William Burke Fletcher, Jr.

***WILLIAM BURKE FLETCHER, JR.**, spouse of **RUBY LYNN CORTNER**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **WILLIAM BURKE FLETCHER, JR.** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2024, before me personally appeared Ruby Lynn Cortner, 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 17th day of June, 2024.

Megan Paulus

Notary Signature
My commission expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2024, before me personally appeared William Burke Fletcher, Jr., 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 3rd day of June, 2024.

Megan Paulus

Notary Signature
My commission expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

True Copy Certification

I, Yvette Meldrum, 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 24, 2024 .

Affiant Signature

June 24, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24th day of June 2024.

Notary's Signature

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

MY COMMISSION EXPIRES: