Karen Johnson Davidson County
Batch# 1154020 DEEDWARR
07/03/2024 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20240703-0050253

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $230,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st day of July, 2024.

NOTARY PUBLIC

My commission expires:

REGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires October 25, 2024 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Victoria Munoz and Rigoberto Munoz	Mutual of Omaha Mortgage	119-01-0-136.00
(NAME)	(NAME)	
2205 Wickson Avenue	P.O. Box 961292	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Fort Worth, TX 76161	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Otto Torndahl, and wife Lucy Torndahl,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Victoria Munoz and Rigoberto Munoz, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of G.P. Rose Property of record in Plat Book 547, Page 74, 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 Otto Torndahl, and wife Lucy Torndahl by Cash Deed from Alphonso Jackson, acting Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20041108-0134127 Register's Office for Davidson County, Tennessee, dated November 01, 2004 and recorded on November 08, 2004.

This property is __unimproved _X_improved property known as: 2205 Wickson Avenue, Nashville, TN 37210.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 1st day of July, 2024.

Otto Torndahl

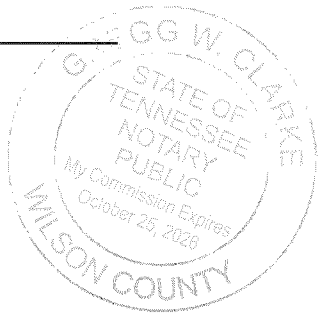
Lucy Torndahl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Otto Torndahl and Lucy Torndahl, the herein bargainor, 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 the 1st day of July, 2024.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Celia Stewart Rouse, 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 7/1/24.

Date

Celia Stewart Rouse

Affiant Signature

7/1/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 1st day of July, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

