Name and Address of New Owner:
Nury Ramirez Ordonez and Indira Martinez Rivera
2548 Treetop Drive
Antioch, TN 37013

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 1157865 DEEDWARR
07/15/2024 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,605.80
20240715-0052864

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 149-06-0-100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Karen D'Apolito, Trustee of the Karen D'Apolito Revocable Living Trust dated October 22, 2015**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nury Ramirez Ordonez, and Indira Martinez Rivera, wife and husband**, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Being Lot No. 8 on the Plan of Oakwood Subdivision, Phase Five, of record in Plat Book 7900, Page 400, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Karen D'Apolito, Trustee of the Karen D'Apolito Revocable Living Trust dated October 12, 2015 by Quitclaim Deed dated October 22, 2015 from Karen C. D'Apolito, recorded November 5, 2015 in Instrument No. 20151105-0112933 in the Register's office.

Being the same property conveyed to Karen C. D'Apolito by Quitclaim Deed dated Karen C. D'Apolito Trustee of the Karen C. D'Apolito Revocable Living Trust dated December 13, 2001 recorded January 3, 2013 in Instrument No. 20130103-0000766 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of July, 2024.

Karen D'Apolito Revocable Living Trust

Karen D Apolito (SEAL)
Karen D'Apolito, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Karen D'Apolito, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of Karen D'Apolito Revocable Living Trust, the within named bargainor, and she as such Trustee being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Karen D'Apolito Revocable Living Trust, by herself as Trustee.

Witness my hand, at office, this 9th day of July, 2024.

Notary Signature
My commission expires: 3/3/25

DELANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $434,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 9th day of July, 2024.

Notary Public
My commission expires: 3/22/26
File No. 2024-7028-RS

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7/9/24 (date of document).

Affiant Signature

7/10/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

