Karen Johnson Davidson County
Batch# 1162944 DEEDWARR
07/26/2024 03:22:30 PM 6 pgs
Fees: $33.00 Taxes: $1,924.00
20240726-0056823

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF MONTGOMERY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00 Affiant Notary My Commission Expires: 9/20/25 SUBSCRIBED AND SWORN TO BEFORE ME THIS: June 18, 2024

TAYLOR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
1811 Memorial Circle, Clarksville, Tennessee 37043

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Alondra Joanna Ochoa 671 Huntington Parkway Nashville, TN 37211	Navy Federal Credit Union PO Box 3326 Merrifield, VA 22119	161 10 0 038.00

THIS WARRANTY DEED OF REALTY, executed as of June 18, 2024, by **Domingo Ochoa, a married man, Daniel Orejel, an unmarried man, and Oscar Ochoa, an unmarried man**, (collectively the "Grantor"), for consideration paid, grant to **Alondra Joanna Ochoa, a single woman**, (the "Grantee")

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 671 Huntington Parkway, Nashville, Tennessee 37211, and bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of HUNTINGTON PARK, SECTION ONE, of record in Book 4175, Page 10, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Oregel, Oscar Ochoa and Domingo Ochoa, each with an undivided 1/3 interest in the property, by Quitclaim Deed from Daniel Oregel and Oscar Ochoa, of record in Instrument No. 20080731-0078288, in the Register's Office of Davidson County, Tennessee, dated May 22, 2008 and recorded on July 31, 2008.

Being the same property conveyed to Oscar Ochoa, by Quitclaim Deed from Daniel Oregel, of record in Instrument No. 20070508-0055056, in the Register's Office of Davidson County, Tennessee, dated April 02, 2007 and recorded on May 08, 2007, conveying a 1/2 interest.

Being the same property conveyed to Daniel Oregel, unmarried, by Warranty Deed from Elijah E. Hall and wife, Virginia D. Hall, of record in Instrument No. 20050511-0053372, in the Register's Office of Davidson County, Tennessee, dated May 06, 2005 and recorded on May 11, 2005.

That Grantor covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2024 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his or her heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE PAGE(S) TO FOLLOW]

Raquel Ochoa, wife of Domingo Ochoa, joins in the execution of this instrument for the purpose of conveying any and all interest she may have, marital or otherwise.

In WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

GRANTOR

Domingo Ochoa

Raquel Ochoa

STATE OF TENNESSEE :
COUNTY OF MONTGOMERY :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Domingo Ochoa and Raquel Ochoa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this June 18, 2024.

HOLLY WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NOTARY PUBLIC
My Commission Expires: 2-15-28

In WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

GRANTOR

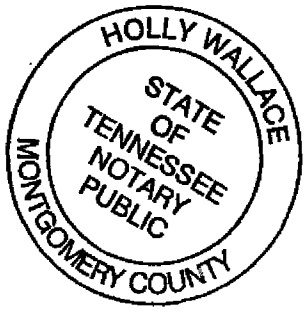
Daniel Orejel

STATE OF TENNESSEE :
COUNTY OF MONTGOMERY :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Daniel Orejel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this June 18, 2024.

NOTARY PUBLIC
My Commission Expires: 2.15.28



In WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

GRANTOR

Oscar Ochoa

Oscar Ochoa

STATE OF ~~TENNESSEE~~ California :
COUNTY OF Los Angeles :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Oscar Ochoa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this June 26, 2024.

JODI GANDOLFO
Notary Public - California
Los Angeles County
Commission # 2364008
My Comm. Expires Jul 21, 2025

NOTARY PUBLIC
My Commission Expires: July 21 2025

Certificate of Authenticity

I, Stephanie Smothermon, 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 18, 2024.

Date

Affiant Signature

July 26, 2024
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 26th day of July, 2024.

Notary's Signature

My Commission Expires: 4/18/26
Date

Notary's Seal (if on paper)

TAIRA MASSEY
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY