2024-0699

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue Southm Suite #102
Nashville, TN 37212
File Number: 4-3961-TM

Karen Johnson Davidson County
Batch# 1174475 DEEDWARR
08/26/2024 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,268.10
20240826-0065405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $613,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2024.

Notary Public
My Commission Expires: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Laurel E. Dortch 716 23rd Street Nashville, TN 37209	New Owner	091 01 0K 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Caitlin Contreras and Andres Contreras Vega, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Laurel E. Dortch,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 716 A of TOWNHOMES OF 716 23RD STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing TOWNHOMES OF 716 23RD STREET, a Horizontal Property Regime, of record in Instrument No. 20161018-0110002, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Caitlin Contreras and Andres Contreras Vega, wife and husband, by Warranty Deed from Brittany Williams Hughes and Zachary Thomas Hughes, wife and husband, of record in Instrument No. 20210303-0027043, in the Register's Office of Davidson County, Tennessee, dated February 24, 2021 and recorded on March 03, 2021.

This is improved property located at: **716 23rd Street, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of August, 2024.

GRANTOR:

Caitlin Contreras

Andres Contreras Vega

STATE OF OKLAHOMA
COUNTY OF TULSA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Caitlin Contreras and Andres Contreras Vega, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of August, 2024.

Notary Public
State of Oklahoma
KAREN WEDDINGTON
TULSA COUNTY
COMMISSION #18009956
Comm. Exp. 10-02-2026

Notary Public
My Commission expires: 10-2-2026

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 8/26/24 (date of document).

Affiant Signature

8/26/24
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
NOTARY SEAL

202408260065405