Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BMR-24-739

Prepared By ~~& Return To:~~
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-4532

Karen Johnson Davidson County
Batch # 1190839 DEEDWARR
10/07/2024 01:45:18 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20241007-0077811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Gloria Velasco Flores
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of October, 2024

Notary Public

Commission Expires:

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gloria Flores 739 Westcott Lane Nolensville, TN 37135	OCMBC, Inc. 19000 MacArthur Blvd ~~Suite 200~~ Irvine, CA 92612	187-05-0A-140.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **William Owens Stogner and Taylor Elisa Stogner F/K/A Taylor Elisa Gunnarson, husband and wife, as joint tenants with rights of survivorship** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Gloria Flores, unmarried~~ Gloria Velasco Flores, unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

G.V.

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Final Plat of Burkitt Springs, Phase Two of record in Plat at Instrument No. 20150205-0011089, 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 William Owens Stogner and Taylor Elisa Gunnarson, as joint tenants with rights of survivorship by Warranty Deed from Joshua David Shelly and Sarah Katherine Shelley f/k/a Sarah Katherine Brown, husband and wife of record in

Instrument No. 20191024-0109075 Register's Office for Davidson County, Tennessee, dated October 23, 2019 and recorded on October 24, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 739 Westcott Lane, Nolensville, TN 37135

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 so 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. 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.

Dated this the 1 day of October, 2024.

William Owens Stogner

Taylor Elisa Stogner

STATE OF TENNESSEE
COUNTY OF Williamson

On this 1 day of October, 2024, before me personally appeared William Owens Stogner and Taylor Elisa Stogner, 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 1 day of October, 2024.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 5.10.27