Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-SR-24-1206B

PREPARED BY ~~(AND RETURN TO):~~

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson
Batch # 1201182
11/04/2024 02:50:40 PM
Fees: $13.00 Taxes: $2,220.00

Davidson County
DEEDWARR
2 pgs

20241104-0085648

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DW) Title No.: 63814
~~Dav. Co. File: Box 8~~

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eric William Collier Camila Ramirez Gonzalez 2123 Burgin Drive Thompsons Station, TN 37179	Fidelity Bank 830 W. Causeway Approach Suite 1100 Mandeville, LA 70471

TAX MAP PARCEL NUMBERS: 11801045800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$642,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Per Kristian Ottestad and Edith K. Ottestad, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Eric William Collier and Camila Ramirez Gonzalez, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot B on the Plan of Zone Lot Division of Lot No. 20 on the Plan of Victoria Place, of record in Book 6250, page 789, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Per Kristian Ottestad and Edith K. Ottestad, husband and wife, by Warranty Deed from Shelton McElroy and Brett Arthur Sheriff, both unmarried, dated February 19, 2016 and recorded on February 22, 2016, of record in Instrument No. 20160222-0016550, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 6250, page 789, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. Restrictions contained in instruments of record in Book 6250, page 789, said Register's Office.

This is improved property, known as 1206 B Dallas Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seised 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.

GRANTORS FURTHER COVENANT and bind Grantors, Grantors' heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of October, 2024.

Per Kristian Ottestad

Edith K. Ottestad

State of Tennessee

County of Davidson

On this 31st day of October, 2024, before me the undersigned authority, personally appeared Per Kristian Ottestad and Edith K. Ottestad, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$642,000.00~~. $600,000.00

Affiant

Sworn and subscribed before me this 31 day of October, 2024.

Notary

My Commission Expires: SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027