WARRANTY DEED

Karen Johnson Davidson County
Batch# 1218880 DEEDWARR
12/26/2024 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,577.05
20241226-0099428

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $696,500.00.

Affiant

Subscribed and sworn to me on 12/20/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kimberly Ohara James Ohara 6200 Banbury Station Brentwood, TN 37027	SAME AS NEW OWNER	172 09 0A 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elizabeth Albina Vargas and Luis Daniel Vargas, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kimberly Ohara and husband, James Ohara, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the plan of the Resubdivision of Lots 2 and 35, Third Revision of Section One, Banbury Crossing, a Planned Unit Development as of record in Book 9700, Page 742, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Elizabeth Albina Vargas and Luis Daniel Vargas, wife and husband, by Warranty Deed from Galileo Moreno, of record in Instrument No. 20190911-0091888, in the Register's Office of Davidson County, Tennessee, dated August 29, 2019 and recorded on September 11, 2019.

This is improved property known as 6200 Banbury Station, Brentwood, Tennessee 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Witness my hand and official seal on 12/ 18 /24.

Elizabeth Albina Vargas

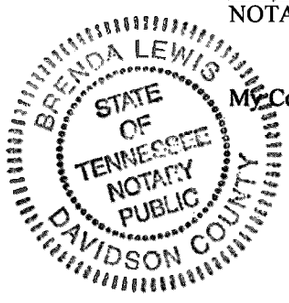
Luis Daniel Vargas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 12/ 18 /24, before me personally appeared Elizabeth Albina Vargas and Luis Daniel Vargas, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 12/ 18 /24.

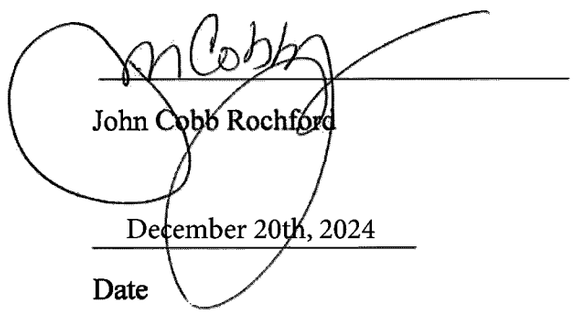
NOTARY PUBLIC



My Commission Expires: 9-8-2025

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on December 20th, 2024.



John Cobb Rochford

December 20th, 2024

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on December 20th, 2024.



Brooke Sobo

My commission expires: 9/8/25

