RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1242752
03/04/2025 09 32 44 AM
Fees $13 00 Taxes $2,257 00

Davidson County
DEEDWARR
2 pgs

20250304-0015968

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES

JOSEPH WHITE TENNESSEE NOTARY PUBLIC My Comm Exp April 27, 2025 COUNTY OF WILLIAMSON

(AFFIX SEAL)

MST 2025-0099

THIS INSTRUMENT WAS PREPARED BY:
James T Oglesby, Attorney and Yvette L Meldrum, Attorney
Mid-State Title & Escrow, Inc , 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Jacob Bender	Same	083-10-0-239.00
(NAME)	(NAME)	
3110 Wingate Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Jacob Torres, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob Bender, an unmarried man,** 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

Land in Davidson County, Tennessee, being Lot No. 296 on the Plan of Map of Mc. Ewen Place of record in Plat Book 332, Page 133, 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 Jacob Torres, unmarried man, from Jeremy M. Locke, a single man of record in Instrument No. 20210922-0127009, Register's Office for Davidson County, Tennessee, dated 09/20/2021 and recorded on 09/22/2021.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented) all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable Taxes for the year 2025, a lien not yet due and payable Subject to all matters shown on the Plan of

record in Book 332, Page 133, Register's Office for Davidson County, Tennessee Right of Way Agreement of record in Book 8177, Page 919, in the Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140813-0073211, in the Register's Office for Davidson County, Tennessee Agreement for Dedication of Easement for Public Utility and Drainage of record in Instrument Number 20140814-0073404, in the Register's Office for Davidson County, Tennessee Agreement for Dedication of Easement for the purpose of Public Street Right-of-Way of record in Instrument Number 20141023-0097879, in the Register's Office for Davidson County, Tennessee Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20151217-0127126, in the Register's Office for Davidson County, Tennessee Subject to Easement of record in Book 5642, Page 298, in the Register's Office for Davidson County, Tennessee Subject to rights of others in and to the common areas and/or elements.

This property, known as 1810 Ordway Pl, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hand(s) this 28 DAY OF February, 2025

Jacob Torres

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jacob Torres, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of February, 2025.

Notary Public

My commission expires: 6-14-2028

(SEAL)

JACOB ALEXANDER
Notary Public - California
Los Angeles County
Commission # 2490453
My Comm. Expires Jun 14, 2028