Karen Johnson Davidson County
Batch# 1247678 DEEDWARR
03/19/2025 06:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20250319-0019243

WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-28841-25

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of MARCH, 2025

NOTARY PUBLIC

My commission expires: 1/25/26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esvin Garcia Ordonez 3221 Dove Place Nashville, TN 37218	Same address as new owner	059-13-0-072.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($335,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **EASY HOME SOLUTIONS, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ESVIN E. GARCIA ORDONEZ, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Treppard Heights, Section VI, as of record in Plat Book 2900, page 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot fronts 85 feet on the Southeasterly side of Dove Place and extends back 302.5 feet on the Northeasterly line and 302.4 feet on the Southwesterly line, to a dead line measuring 111.4 feet thereon.

Being the same property conveyed to Robert Lee Bryant and wife, Mary R, Bryant by deed from Andrew J, Epely and wife, Frances W, Epely, recorded 8/12/1968, of record in Deed Book 4258, page 668, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joan Goodlet Hamner Trustee by Quitclaim Deed from Robert Lee Bryant and Mary R. Bryant of record in Book 5306, page 532, Register's Office for Davidson County, Tennessee, dated June 30, 1978 and recorded on July 11, 1978 and within the same deed the said Joan Goodlet Hamner, Trustee conveyed their interest in the subject property to Mary R. Bryant.

Being the same property conveyed to Cedars of Lebanon, Inc, a Tennessee Corporation by Warranty Deed from Mary Bryant, Single of record in Instrument No. 20241001-0075914 Register's Office for Davidson County, Tennessee, dated September 26, 2024 and recorded on October 01, 2024.

BEING the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Warranty Deed from Cedars of Lebanon, Inc., a Tennessee Corporation dated October 23,2024, and filed of record in Instrument No. 20241023-0082325, Register's Office for Davidson County, Tennessee, on October 23, 2024.

25NT00219

Being the same property conveyed to Easy Home Solutions, Inc., a Tennessee Corporation, from Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company, by Warranty Deed dated 10/18/2024 and recorded 10/24/2024 in Instrument No. 20241024-0082676, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 3221 Dove Place, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HANDS, this 12th day of March, 2025

GRANTOR(S)

Easy Home Solutions, Inc., a Tennessee Corporation

By: Mirsad Smajlovic
Mirsad Smajlovic, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, of said County and State, Mirsad Smajlovic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Easy Home Solutions, Inc., within named bargainor and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as President.

WITNESS my hand and seal, this the 12TH day of MARCH, 2025.



Notary Public

JAMESON B BALDWIN
Printed Notary Name

My commission expires: 9/19/28

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 3-12-2025 (date of document).

Affiant Signature

3-13-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th of March, 2025

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26