Karen Johnson Davidson County
Batch# 1278106 DEEDWARR
05/27/2025 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20250527-0041400

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES: 3/20/29

(AFFIX SEAL)

JESSICA SWINDELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/20/2029
SUMNER COUNTY

LL-P-25-2206

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan Warden and Anilu Rio's-Moreno	Calcon Mutual Mortgage LLC dba OneTrust Home Loans	
(NAME)	(NAME)	
2206 Fox Avenue	3838 Camino del Rio North, Ste. 305	119-01-0-224.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	San Diego CA 92108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADVANTA IRA SERVICES, LLC FBO JOSHUA FINK IRA NO. 8008297,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN WARDEN AND ANILU RIOS-MORENO, HUSBAND AND WIFE ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 185, on the Map of Overhill City and W. H. Fox Subdivision of blocks 14, 15, 16, 20, 21, 29 and 30 Cumberland Nurseries, of record in Book 332, Page 21, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Advanta IRA Services, LLC FBO Joshua Fink IRA No. 8008297 by Warranty Deed from Ellis Real Estate, LLC, a Tennessee limited liability company of record in Instrument No. 20240507-0033262 Register's Office for Davidson County, Tennessee, dated April 30, 2024 and recorded on May 07, 2024.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2206 Fox Avenue, Nashville, Tennessee 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1ST DAY OF ~~APRIL~~ May elt, 2025.

Advanta IRA Services, LLC FBO Joshua Fink IRA No. 8008297

BY: Brett Lawton

ITS: Brett Lawton, Authorized Signatory

STATE OF ~~TENNESSEE~~ Florida elt
COUNTY OF ~~DAVIDSON~~ Pinellas elt

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brett Lawton AAS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Signatory of ADVANTA IRA SERVICES, LLC FBO JOSHUA FINK IRA NO. 8008297 the within named bargainor, a limited liability company, and that he/she as such _____ executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~30th of April, 2025.~~ 1st of May, 2025 elt

Izabella M. Saitta
Notary ~~Public~~
My Commission Expires: 06/18/2028
(SEAL)

IZABELLA M. SAITTA
Commission # HH 525574
Expires June 18, 2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, James Cobb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic 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

APRIL 30, 2025 (date of document)

Affiant Signature

APRIL 30, 2025

Date

State of Tennessee

County of **SUMNER**

Sworn to and subscribed before me this **30** day of **APRIL**, 202**5**.

Notary Signature

MY COMMISSION EXPIRES: 3/20/29

NOTARY SEAL:

