RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-31030-25

Karen Johnson Davidson County
Batch# 1292467 DEEDWARR
07/01/2025 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $931.66
20250701-0051953

WARRANTY DEED

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,800.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2025

NOTARY PUBLIC

My commission expires: 1.28.26

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
Jaime Ruiz De Somocurcio 4805 Enoch Dr. Nashville TN 37211	Same address as new owner 4805 Enoch Drive Nashville, TN 37211	161-11-0A-163-00 CO

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY ONE THOUSAND EIGHT HUNDRED AND 00/100 Dollars ($251,800.00) 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, **FREDA COOPER, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAIME RUIZ DE SOMOCURCIO, A SINGLE MAN**, 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 Unit No. 163 on the Plan of Huntington Ridge Townhomes, of record in Plat Book 4675, page 9, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Freda Cooper, an unmarried woman, from Diane C. Strunk, a married woman, FKA Diane Cooper Cothren, by Warranty Deed dated 09/27/2011 and recorded 09/28/2011 in Instrument No. 20110928-0075141, 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: 314 Huntington Ridge Drive, Nashville, TN 37211

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/OUR HANDS, this 1st day of July, 2025

GRANTOR(S)

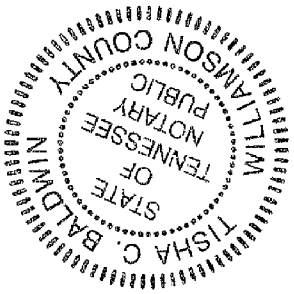
Freda Cooper

Freda Cooper

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Freda Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of July 2025.



Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11-28-26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/1/25 (date of document).

7/1/25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/1, 2025.

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILLIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal