Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $300,000 00 Affiant Subscribed and sworn to before me, this the 30th day of June, 2025 Notary Public My commission expires 9-23-25

COUNTY OF RUTHERFORD
JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC

Karen Johnson
Batch # 1292649
07/02/2025 10 28 27 AM
Fees $13 00 Taxes $1,110 00

Davidson County
DEEDWARR
2 pgs

20250702-0052202

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Simplicius Okoro	New Owner(s)	150-09-0A-008 00-CO
3364 Calais Cr.	Same	
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEREMIAS ARNULFO BARTOLON MORALES, AN UNMARRIED MAN, AND OTILIA JUAREZ RAMOS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SIMPLICIUS OKORO**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 162 on the Plan of Forest View Park, Section VII, of record in Plat Book 6900, Page 162, 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 Jeremias Arnulfo Bartolon Morales and Otilia Juarez Ramos, husband and wife as joint tenants with rights of survivorship by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust of record in Instrument No 20200302-0022911 Register's Office for Davidson County, Tennessee, dated February 21, 2020 and recorded on March 02, 2020. The prior deed featured an error and listed Jeremias Arnulfo Bartolon Morales and Otilia Juarez Ramos as husband and wife, but they were not (and have never been) married

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

The address of the herein described property is believed to be 3364 Calais Circle, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of June, 2025.

Jeremias Arnulfo Bartolon Morales

Otilia Juarez Ramos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeremias Arnulfo Bartolon Morales and Otilia Juarez Ramos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of June, 2025.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028