Karen Johnson Davidson County
Batch# 1293075 DEEDWARR
07/02/2025 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250702-0052354

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 30th day of June, 2025

April Sumrold
Notary Public

My Commission Expires: 12-19-2028
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Benjamin Aspillaga	Jerry Todd Robinson	094-12-0-059.00
269 Clovernook Drive	4080 Potter Woods Cv N	
Nashville, TN 37210	Arlington, TN 38002	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Nathan Orillion, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVI ~ARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin Francisco Aspillaga and Antonieta Gaviria, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 13 on the Map of Clover Nook Subdivision, as of record in Book 2900, Page 51 and 52, Register's Office for said County.

Beginning at a point in the Easterly margin of Clovernook Drive, the common front corner of Lot Nos. 13 and 14 on said plan; thence along Easterly margin of said Clovernook Drive in a Northerly direction 135.4 feet to a concrete monument, the beginning of a curve; thence around said curve 36.79 feet to a concrete monument in the Southerly margin of Ivywood Drive; thence along the Southerly margin of Ivywood Drive in an Easterly direction 164 feet to a point, the common front corners of Lots 12 and 13 on said plan; thence along the common boundary line of Lots 12 and 13 in a Southerly direction 146.5 feet to a concrete monument, the common rear corners of Lots 12, 13 and 14 on said Plan; thence in an easterly direction along the common boundary line of Lots 13 and 14 on said plan 118.5 feet to the point of beginning.

BEING the same property conveyed to Nathan Orillion by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, dated 9/23/2022 and recorded 9/30/2022 in Instrument No. 20220930-0108111, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: all existing easements and all other matters as shown on plat of record in Book 2900, Pages 51 and 52, Register's Office for Davidson County, Tennessee.

This is improved property known as 269 Clovernook Drive, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parc :l of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 30th day of June, 2025

Nathan Orillion

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2025, before me personally appeared Nathan Orillion, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2025.

Notary Signature
My commission expires:

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 30. 2025.

Affiant Signature

2nd day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028