Karen Johnson Davidson County
Batch # 1300029 DEEDWARR
07/21/2025 10 12 22 AM 3 pgs
Fees $18 00 Taxes $1,480 00
20250721-0057139

Name and Address of New Owner:
John James Cordoba and John Xavier Cordoba
925 South 13th Court
Nashville, TN 37206

Send Tax Bills To:
John James Cordoba and John Xavier Cordoba
925 South 13th Court
Nashville, TN 37206

This Instrument Prepared By:
Ian Deaderick
Deaderick Law, PLLC
480 Neal Street
Ste. 201
Cookeville, TN 38501

Map & Parcel No: 094-05-0-073.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lori Kampa, a single woman, and Carey M. Ott, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John James Cordoba, a single man, and John Xavier Cordoba,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davison County, Tennessee, being Lot No. 87 on the Plan of Section 1, Shelby Heights Subdivision Revised, of record in Plat Book 2330, Page 171, Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lori Kampa, Unmarried and Carey M. Ott, Unmarried by Cash Deed for Tennessee Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument No. 20110801-0058864 Register's Office for Davidson County, Tennessee, dated July 25, 2011 and recorded on August 01, 2011.

Subject to all matters shown on the Plan of record in Plat Book 2330, Page 171, Register's Office for Davidson County, Tennessee.

Subject to the restrictions of record in Book 2810, Page 475, and Book 10521, Page 551, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of July, 2025.

Lori Kampa

Carey M. Ott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of July, 2025, before me personally appeared Lori Kampa and Carey M Ott, 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 10th day of July, 2025.

Notary Signature
My commission expires: 9-8-2025

JAMIE D KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Fu-Kay

(Affiant)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of July, 2025.

Notary Signature
My commission expires: 9-8-2025
File No. 03569-Cordoba

