Karen Johnson Davidson County
Batch# 1300870 DEEDWARR
07/23/2025 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20250723-0058113

WARRANTY DEED

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF KNOX

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2025

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/15/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Austin Rayne Sams	New Owner	91-12-L-2.00-R
(NAME)	(NAME)	
4402 Delaware Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20251011

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Alexandra Shams Ortiz and Louis Christopher Ortiz** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Austin Rayne Sams**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit B of the Master Deed of 4404 Delaware Avenue Townhomes, of record in Inst. No. 20130604-0050381, and amended in Inst. No. 20140325-0024332, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Alexandra Shams Ortiz and Louis Christopher Ortiz, wife and husband by Warranty Deed from Mike Border and Lauren Border, fka Lauren Patterson, husband and wife, dated 04/29/2021, and filed of record in Inst. No. 20210507-0061639, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Deed of Trust from Alexandra Shams Ortiz and Louis Christopher Ortiz to Mortgage Research Center, LLC dba Veterans United Home Loans, dated April 29, 2021, recorded May 7, 2021 in Instrument No. 20210507-0061640, Register's Office of Davidson County, Tennessee.Grantee is hereby assuming all liability for said lien.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 4404 Delaware Avenue Townhomes and filed of record in Inst. No. 20130604-0050381, amended in Inst. No. 20140325-0024332, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 4402 Delaware Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

17th ASO LCO
Witness my hand this ~~21st~~ day of July, 2025

Alexandra Shams Ortiz

Alexandra Shams Ortiz

Louis Christopher Ortiz

Louis Christopher Ortiz

STATE OF Tennessee)
County OF Knox)

Personally appeared before me (by audio video communication), the undersigned authority, a Notary Public for said county and State, Alexandra Shams Ortiz and Louis Christopher Ortiz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notarized remotely using audio-video communication technology via Proof.
Witness my hand, at office, this 17th of July, 2025.

Notary Public
My Commission Expires: 10/04/2025



Online Notary Public
My Commission Expires
October 4, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 7/17/25.

Affiant Signature – Joshua A. Terry

7/21/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/21/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27