Karen Johnson Davidson County
Batch# 1300946 DEEDWARR
07/23/2025 11:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20250723-0058211

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

JILL SWIDEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Rodrigo Orellana Zelaya and Lidia Ayala Larreinaga	New Owner	070-01-0-058.00
(NAME)	(NAME)	
3205 Hamilton Avenue West		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Charles M. Bird and Jessica Bird, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Rodrigo Orellana Zelaya and Lidia Ayala Larreinaga, husband and wife** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 283, on the plan of Treppard Heights, Section 4, as shown by plat of record in Plat Book 2854, Page 16, in the Register's Office for Davidson County,

Land in Davidson County, Tennessee, being Lot No. 283, on the plan of Treppard Heights, Section 4, as shown by plat of record in Plat Book 2854, Page 16, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles M. Bird, an unmarried man by Deed from Mark Walker and Sabrina G. Walker, husband and wife, dated August 3, 2020, of record in Instrument No. 20200805-0086562, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Charles M. Bird and Jessica Bird, husband and wife, by QuitClaim Deed from Charles M. Bird, dated January 27, 2024, of record in Instrument No. 20240125-0005152, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3205 Hamilton Avenue West, Nashville, TN 37218
(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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, 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.

Effective the 3rd day of July, 2025.

Charles Michael Bird

Jessica Bird

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 23rd day of July, 2025, before me personally appeared Charles M. Bird and Jessica Bird, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/31/25 (date of document).

Affiant Signature

7/22/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON