Karen Johnson
Batch # 1305890
08/04/2025 02 43 07 PM
Fees $13 00 Taxes $2,701 00

Davidson County
DEEDWARR
2 pgs

20250804-0061680

PREPARED BY ~~(AND RETURN TO):~~

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. JM-FCR-25-616

Christy Wilkins Ivey

Margaret H Taylor

Ivey Title, LLC Ref: (DL) Title No . 64067
Dav. Co. File Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Grant Hartford Caroline Parker Hartford 616 Collins Crest Court Nashville, TN 37221	Legacy Home Loans, LLC dba Steadfast Mortgage 2 Cadillac Dr. Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 155120B00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$730,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Noel Aurelio Somarriba and Heather Lee Somarriba, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Grant Hartford and Caroline Parker Hartford, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Collins Crest Subdivision of record in Instrument No 20060105-0001456, Register's Office for said County, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to Noel Aurelio Somarriba and Heather Lee Somarriba, husband and wife by Warranty Deed from Joel Sanders and Joan Sanders, husband and wife, dated October 24, 2019 and recorded on October 28, 2019 and recorded on October 28, 2019, of record in Instrument No. 20191028-0110289, Register's Office for Davidson County, Tennessee.

Description Reference Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to Taxes for 2025, and subsequent years, The Plan, with Owner's Certificate, of record in Instrument No. 20060105-0001456, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20051003-0118153, amended in, Instrument No. 20161005-0105329, Instrument No. 20191231-0134830, Instrument No. 20191231-0134831, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars Charter of Collins Crest HOA, Inc of recorded in Instrument No 20051003-0118152, said Register's Office

This is improved property, known as 616 Collins Crest Court, Nashville, TN 37221

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of June, 2025.

Noel Aurelio Somarriba

Heather Lee Somarriba

State of Tennessee

County of Davidson

On this 18th day of June, 2025, before me the undersigned authority, personally appeared Noel Aurelio Somarriba and Heather Lee Somarriba, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary

My Commission Expires 07/06/2026

Michael Hosale
State of Tennessee Notary Public
County of Davidson

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $730,000.00

Affiant

Sworn and subscribed before me this 31st day of July, 2025

Notary

My Commission Expires.

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2027