WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311081 DEEDWARR
08/15/2025 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,267.73
20250815-0065332

State of Tennessee
County of ~~Davidson~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$612,900.00~~
$612,900.00

Jennifer Pennell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2025

Rachel K Wilkie
Notary Public

MY COMMISSION EXPIRES: 1/24/2028
(AFFIX SEAL)

RACHEL K. WILKIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Rafeal Ortuno-Medina	Same as New Owner	148050Q00100CO
(NAME)	(NAME)	
3748 Turley Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **HOK Remodeling Group, Inc.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rafeal Ortuno-Medina, a married man,** 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:

Land in Davidson County, Tennessee, being Unit 3748 as established by Declaration of Covenants, Conditions and Restrictions for the Cottages at 3748 and 3750 Turley Drive, a Horizontal Property Regime with Private Elements (This is a Planned Unit Development pursuant to Tennessee Code Annotated 66-27-103(b), recorded in Instrument Number 20240722-0054522, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being part of the same property conveyed to HOK Remodeling Group, Inc., by deed of record in Instrument No. 20240403-0023296, Register's Office for Davidson County, Tennessee. Scriveners of record in Instrument No. 20240415-0026464, said Register's office.

This conveyance is subject to any and all existing restrictions and easements of record..

unimproved ☐

This is improved ☑ property, known as 3748 Turley Dr., Nashville, TN 37211
(House Number) (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.

Witness my/our hands this 15th day of August, 2025.

HOK Remodeling Group, Inc.

Secretary

Hamid Hasan, Secretary

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Hamid Hasan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Secretary of HOK Remodeling Group, Inc. and that he as such Secretary executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Secretary

WITNESS my hand and seal this 15th day of August, 2025.

Notary Public

My Commission Expires: 10/21/2028

File No.: 17715

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8/15/25 (date of document).

Jennifer L. Pennell

8/15/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 8/15, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

