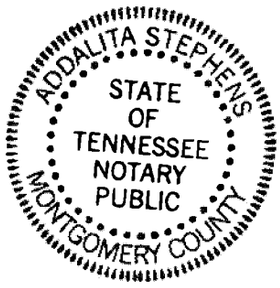
Karen Johnson Davidson County
Batch# 1317978 DEEDWARR
09/04/2025 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $5,883.00
20250904-0070503

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,590,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2025.

Notary Public

My commission expires: 9/13/2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ryan McCormack and Katie McCormack	NEW owners	083-13-0-024.00
1204 Russell Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAFNE G. HURTADO, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN MCCORMACK AND KATIE MCCORMACK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 63 on the Map of East Edgefield Plan, as of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Dafne Hurtado by Warranty Deed from Autumn Andrady of record in Instrument No. 20210503-0059244 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on May 3, 2021.

Being a portion of the same property conveyed to Juan Hurtado Angel, a married man by Quitclaim Deed from Dafne G. Hurtado, an unmarried person of record in Instrument No. 20240910-0069528 Register's Office for Davidson County, Tennessee, dated September 9, 2024 and recorded on September 10, 2024.

Being a portion of the same property conveyed to Dafne G. Hurtado, an unmarried person by Quitclaim Deed from Juan Hurtado Angel, a married man of record in Instrument No. 20241101-0084818 Register's Office for Davidson County, Tennessee, dated October 31, 2024 and recorded on November 1, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1204 Russell Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of August, 2025.

Dafne G. Hurtado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dafne G. Hurtado, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of August, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

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 August 29 2025.

Affiant Signature – Joshua A. Terry

September 3 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on September 3 2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27