WARRANTY DEED

Karen Johnson Davidson County
Batch# 1330266 DEEDWARR
10/03/2025 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20251003-0079118

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $580,000.00.

Affiant

Subscribed and sworn to ~~me~~ on October 2nd, 2025.

NOTARY PUBLIC

My Commission Expires: 11.3.25

TAMMY L. CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

ORTALEKELLEY LAW FIRM

A Professional Limited Liability Company

THIS INSTRUMENT WAS PREPARED BY:
J. Walker Lewis, Atty
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37336

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Vel Josa 104 Holt Branch Nashville, TN 37211	Guaranteed Rate Affinity, LLC 1800 West Larchmont Avenue Chicago, IL 60613	180-03-0A-012.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **AMELIA ORTALE BERRY, F/K/A AMELIA ORTALE GESCH, MARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **VEL JOSA, AN UNMARRIED PERSON,** hereinafter called **"GRANTEE,"** and Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section 1B, Stone Creek Park, of record in Book 9700, page 389, Register's Office for said County, to which plan referenced is hereby made for a more complete description.

Being the same property conveyed to Amelia Ortale Gesch, single woman, by Warranty Deed from William H. Robinson and Yolanda B. Robinson, husband and wife, of record on October 24, 2016 as Instrument No. 20161024-0112243, Register's Office for Davidson County, Tennessee. Amelia Ortale Gesch having since married and is now known as Amelia Ortale Berry.

The conveyance of the above-described parcel of land is subject to the following: (i) 2025 property taxes and assessments and subsequent years taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record.

BEING ☐ **unimproved** ☒ **improved property known as:**

104 Holt Branch, Nashville, TN 37211

(House Number) (Street) (City or Town) (State) (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 GRANTEE, and Grantee's heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and Grantee's 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 hand(s) this 1st day of October, 2025.

Amelia Ortale Berry

Amelia Ortale Berry

Dennis Berry

Dennis Berry, spouse of Grantor, hereby joins in on this conveyance to convey any marital interest he may have in the subject property

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Amelia Ortale Berry and Dennis Berry 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 that they executed the same as their free act and deed.

Witness my hand and official seal, this 1st day of October, 2025.

Christopher L. Davis

NOTARY PUBLIC

My Commission Expires: 11/8/2027

CHRISTOPHER DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 1 day of October, 2025.

Affiant Signature

Date 10/1/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027