Karen Johnson Davidson County
Batch# 1366006 DEEDWARR
01/06/2026 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $954.60
20260106-0000720

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $258,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 30th day of December, 2025.

NOTARY PUBLIC

My commission expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Reyna Itzel Sordo Gutierrez (NAME)	AHL Funding d/b/a The Mortgage Lenders (NAME)	106-13-0-066.00
104 Forest Ridge Drive (ADDRESS)	4 Park Plaza, Suite 730 (ADDRESS)	
Willow Spring, NC 27592	Irvine, CA 92614	

Warranty Deed

For and in Consideration of the sum of $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, I/we **Lucy Torndahl and husband, Otto Torndahl,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Reyna Itzel Sordo Gutierrez, single**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5, as shown on the map entitled Glenrose Park, of record in Book 974, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Lucy Torndahl and husband, Otto Torndahl by Warranty Deed from Joseph Dick, unmarried, of record as Instrument No. 20061013-0127292, Register's Office for Davidson County, Tennessee, dated October 9, 2006.

This property is __unimproved _X_improved property known as: 362 Glenrose Ave., Nashville, TN 37210.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of December, 2025.

Lucy Torndahl

Otto Torndahl

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lucy Torndahl and Otto Torndahl, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2025.

Notary Public
My Commission Expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 12/30/25.

Celia Stewart Rouse

Affiant Signature

12/30/25

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 30th day of December, 2025.

Notary's Signature

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY