Karen Johnson
Batch # 1398465
03/27/2026 09:47:57 AM
Fees: $13.00 Taxes: $906.50
Davidson County
DEEDWARR
2 pgs
20260327-0024355

WARRANTY DEED

File No.: 2026-0148

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Zayda Alejandra Ortiz Barron
Affiant

Subscribed and sworn to before me on March 24, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: My Commission Expires: May 20, 2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP - PARCEL NO.:
Zayda Alejandra Ortiz Barron and Alejandro Torres Cano 210 Old Hickory Blvd., Unit 76 Nashville, TN 37221	New Owner(s)	142-04-0A-076.00 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, **JHM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ZAYDA ALEJANDRA ORTIZ BARRON AND ALEJANDRO TORRES CANO, WIFE AND HUSBAND**, hereinafter called **"GRANTEES,"** their 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 Unit No. 76, on the Horizontal Property Regime for Belle Forest, as recorded in the Master Deed of record in Book 5438, page 699 and as shown on Plat of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JHM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed from WILLIAM A. CARTER, V, AN UNMARRIED PERSON, of record in Instrument No. 20210727-0100429, dated July 22, 2021, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the Grantor.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 210 Old Hickory Blvd., Unit 76, 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized 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; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 hand on March 24, 2026.

Grantor:

JHM Properties, LLC,
a Tennessee limited liability company

By: _____
Name: Jose Mata
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jose Mata, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Sole Member of JHM Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as Sole Member.

Witness my hand, at office, this 24th day of March, 2026.

_____
Notary Public

My Commission Expires:
My Commission expires: May 20, 2028

