WARRANTY DEED

Karen Johnson
Batch # 1398474
03/27/2026 09:57:20 AM
Fees: $13.00 Taxes: $1,591.00
Davidson County
DEEDWARR
2 pgs
20260327-0024364

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SHARON VISSERS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/18/2028
DICKSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 181 Beasley Drive, Dickson, TN 37055
File number: 2026-02-14888B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Carlos Orozco and Gabriela Villegas Diaz	Carlos Orozco and Gabriela Villegas Diaz	032 09 0 107.00
(NAME)	(NAME)	
4729 Indian Summer Drive	4729 Indian Summer Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TRUE NORTH DEVELOPERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLOS OROZCO AND GABRIELA VILLEGAS DIAZ,** 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 Lot No. 135 on the Plan of Quail Ridge, Section Three of record in Plat Book 7900, Page 160, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to True North Developers, a Tennessee Limited Liability Company from Carol Lee Morris, married and Amanda Davidson Gammons, married by Warranty Deed dated January 03, 2025 and of record on January 06, 2025, as Instrument No. 20250106-0001075, in the Register's Office for Davidson County, Tennessee.

FOR FURTHER REFERENCE, BEING the same property conveyed to Richard A. Davidson and wife, Patty J. Davidson from The Developers, a Joint Venture, with R. L. Eatherly by Warranty Deed dated March 04, 1998 and of record on March 05, 1998, in Book 10825, Page 105, and Affidavit of Heirship record on January 06, 2025, as Instrument No. 20250106-0001073, and Affidavit of Heirship record on January 06, 2025, as Instrument No. 20250106-0001074, in the Register's Office for Davidson County, Tennessee.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

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, my 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 our hands this 24th day of March, 2026

True North Developers, LLC

BY: _____
John Decker Hughes
Owner

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared John Decker Hughes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Owner of True North Developers, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his official capacity.

Witness my hand and official seal this 24th day of March, 2026.

Commission Expires: _____

_____
Notary Public

