Karen Y Johnson Davidson County
Batch# 174951 DEEDWARRSP
12/17/2018 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20181217-0122493

34557

SPECIAL
WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Antonio Zuazo and Jeanne M. Zuazo 121 Shorecrest Circle Hendersonville, TN 37075	New Owner Antonio Zuazo and Jeanne M. Zuazo 121 Shorecrest Circle Hendersonville, TN 37075	08107000500

For and in consideration of the sum of Ten AND NO/100 Dollars ($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, **March Developments, LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Antonio Zuazo and Jeanne M. Zuazo, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1702B, together with the appurtenant interest in the common elements of Homes at 1700 & 1702 Simpkins Street, a horizontal property regime with private elements established by Declaration in Instrument No. 20180509-0044432, First Amendment of record in Instrument No. 20180530-0051226, Second Amendment of record in Instrument No. 20181119-0113670, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Second Amendment to Declaration in Instrument No. 20181119-0113670, Register's Office Davidson County, Tennessee.

Being a part of the same property conveyed to March Developments, LLC by Warranty Deed dated 04/24/2018 from Michael B. Lindsay of record in Instrument 201805020041667, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1702 B Simpkins Street, Nashville, TN 37208

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 13th day of December, 2018.

March Developments, LLC

BY: Sean Davidson
Sean Davidson, Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sean Davidson, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of March Developments, LLC, the within named bargainor, a limited liability company, and that he as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said Sean Davidson as such Manager.

Witness my hand and official seal, this the 13th of December, 2018.

Jennifer L Stacy
Notary Public

My Commission Expires: 10/3/21

(SEAL) STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

