WARRANTY DEED

Karen Johnson Davidson County
Batch# 324867 DEEDWARR
12/04/2019 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20191204-0125188

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-101907

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Edward J. Velazquez and Lisa A. Velazquez	New Owner	
(NAME)	(NAME)	
2600 Hillsboro Pk, Apt. 251		117-03-0H-251.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KELLY DONLEY DESSEYN (F/K/A KELLY K. DONLEY), MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD J. VELAZQUEZ AND LISA A. VELAZQUEZ, HUSBAND AND WIFE** 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 Unit 251 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562, Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennesse, to which said Maser Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Timothy G. Donley and Kathleen Donley, husband and wife and Kelly Donley, all as joint tenants with right of survivorship by Warranty deed from Donald G. Goldman, unmarried of record in Instrument No. 20090731-0072015 Register's Office for Davidson County, Tennessee, dated July 30, 2009 and recorded on July 31, 2009. Further, being the same property conveyed to Kelly K. Donley, single by Quitclaim deed from Timothy G. Donley and Kathleen Donley, husband and wife and Kelly Donley, single of record in Instrument No. 20170901-0090239 Register's Office for Davidson County, Tennessee, dated August 25, 2017 and recorded on September 01, 2017. The said Kelly K. Donley being one and the same, and now known, as Kelly Donley Desseyn.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 2600 Hillsboro Pike, Apt. 251, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 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, our 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 my/our hand(s) this the 26th day of November, 2019

KELLY DONLEY DESSEYN BY
BRANNON JOSHUA DESSEYN, ATTORNEY-IN-FACT

Kelly Donley Desseyn by Brannon Joshua Desseyn, Attorney-In-Fact

Brannon Joshua Desseyn

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of November, 2019, before me personally appeared Brannon Joshua Desseyn to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kelly Donley Desseyn (aka Kelly K. Donley) and who acknowledged he executed the same as the free act and deed of the said Kelly Donley Desseyn (aka Kelly K. Donley).

Witness my hand and official seal, this the 26th day of November, 2019.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of November, 2019, before me personally appeared Brannon Joshua Desseyn, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of November, 2019.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

True Copy Certification

I, **Jennifer L. Pennell,** 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** 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: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020