Karen Johnson Davidson County
Batch# 423307 DEEDWARR
06/23/2020 07:33:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20200623-0067105

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $255,000.00. Affiant Subscribed and sworn to before me, this the 15th day of June, 2020. Notary Public My commission expires: 5/30/21

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Timothy Jon Sentz	Mortgage Research	**161-15-0B-072.00-CO**
3535 Steffisburg Drive	Center, LLC 1400 Veterans United	Dr.
Nashville, TN 37211	Columbia MO 65203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Christopher Loy, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy Jon Sentz, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 235 together with the private elements appurtenant thereto, on the plan of Rosemonte Phase 2 (hereinafter referred to as the "Plan"), a horizontal property regime with private elements, created under title 67, Section 27-101, et seq., as amended, Tennessee code annotated, as established by master deed of Rosemonte Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of Rosemonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto, said Register's Office. Reference is hereby made to the plan of Rosemonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of Rosemonte Townhomes, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said unit.

Being the same property conveyed to William Christopher Loy by Warranty deed from Ariel Bosque, married and Angel Bosque and Alma E. Bosque, husband and wife of record in Instrument No. 20170407-0034177 Register's Office for Davidson County, Tennessee, dated April 03, 2017 and recorded on April 07, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 3535 Steffisburg Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 15th day of June, 2020:

William Christopher Loy

William Christopher Loy

Pinky Deleon Obana

Pinky Deleon Obana

*** Pinky Deleon Obana, spouse of William Christopher Loy, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.*

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, William Christopher Loy and Pinky Deleon Obana, the within named Grantor(s), 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, at office, this the 15th day of June, 2020.

My Commission Expires: 5/18/24

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

20201301R

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023