THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2615
Parcel ID: 142-06-0B-260.00-C

Property Address:
810 Bellevue Road, 260, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 515138 DEEDWARR
11/12/2020 10:48:19 AM 2 pgs
Fees: $13.00 Taxes: $604.03

20201112-0133181

—Above This Line Reserved For Official Use Only—

Warranty Deed

Send Tax Statements To:

New Owner

Address of New Owner:
Violeta Molina Sanchez De Delgado
+Alberto Gerardo Delgado
810 Bellevue Rd. # 260
Nashville, TN 37221

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **MICHAEL J. KNAPP, a married man** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **VIOLETA MOLINA SANCHEZ DE DELGADO and ALBERTO GERARDO DELGADO, wife and husband,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BUILDING NO. 45, UNIT NO. 260, AND GARAGE NO. 3 ON THE PLAT OF PEPPER TREE, CREEKSIDE MEADOWS CONDOMINIUMS OF RECORD IN BOOK 4567, PAGE 128-130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, (RODC) TOGETHER WITH ALL FIXTURES, APPLIANCES, WALLCOVERINGS, CARPETS OR OTHER IMPROVEMENTS THEREIN AND THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ALL BEING MORE PARTICULARLY DESCRIBED IN THE MASTER DEED AND BY-LAWS OF RECORD IN BOOK 4834, PAGE 257 THROUGH 312, AS AMENDED IN BOOK 4984, PAGE 174, BOOK 5054, PAGE 800, BOOK 5086, PAGE 80 AND BOOK 5259, PAGE 5, RODC, AND THE CHARTER OF CREEKSIDE MEASOWS ASSOCIATION INC. OF RECORD IN BOOK 4836, PAGE 610, RODC.

Being the same property conveyed to MICHAEL J. KNAPP by Deed dated September 4, 2008 from MICHAEL J. KNAPP and HERBERT J. KNAPP, recorded November 20, 2008, in Instrument Number 20081120-0114382, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 810 Bellevue Road, 260, Nashville, TN 37221.

The property being conveyed herein was not the principle residence of the Grantor's spouse.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-3B-NH-20-810-260

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 4675, page 128 and Book 6900, page 943, Register's Office for Davidson County, Tennessee.

3. Stormwater, Sanitary Sewer and Water Main easement granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument No. 20040603-0065549, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowner's Association of record in Book 4836, page 610, Register's Office for Davidson County, Tennessee.

5. Bylaws for Homeowner's Association of record in Book 6237, page 644 and Book 6535, page 724, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 4834, page 257, Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354 and Book 7610, page 973, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 9th day of November, 2020.

MICHAEL J. KNAPP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named MICHAEL J. KNAPP, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 9th day of November, 2020.

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11-17-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $163,250.00.

Affiant

SWORN TO and subscribed before me on this 9th day of November, 2020.

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 1-3-22