Karen Johnson Davidson County
Batch# 589163 DEEDWARR
03/11/2021 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $773.30
20210311-0032041

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1089

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of March, 2021

Notary Public

Commission Expires: 8-7-24

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nubia Elizabeth Perilla-Lopez, Humberto Romero-Gallo, and Gina Katherine Romero-Perilla 260 Mayflower Lane North Madison, TN 37115	Primary Residential Mortgage, Inc. 547 N Mt Juliet Rd Suite 180 Mt. Juliet, TN 37122	042-11-0B-066.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Brandon Adams, Trustee of The 260 Mayflower Ln N Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nubia Elizabeth Perilla-Lopez and Humberto Romero-Gallo, wife and husband and Gina Katherine Romero-Perilla, a single woman, as joint tenants

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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as follows To-Wit:

Land in Davidson County, Tennessee, being Apartment Unit No. 260, on the plan of Heritage Village Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and according to the Master Deed of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for ore particular description.

Being the same property conveyed to Rosalind Siggers, a single woman by Warranty Deed from John E. Weatherford, Jr. and wife, Dorothy G. Weatherford of record in Instrument No. 20070806-0093436 Register's Office for Davidson County, Tennessee, dated July 30, 2007 and recorded on August 06, 2007. (Value of consideration shown in aforementioned deed $132,000.00.)

Being the same property conveyed to Brandon Adams, Trustee of The 260 Mayflower Ln N Trust by Warranty Deed from Rosalind Siggers, a single woman of record in Instrument No. 20201110-0132529 Register's Office for Davidson County, Tennessee, dated November 03, 2020 and recorded on November 10, 2020. (Value of consideration shown in aforementioned deed $170,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **260 Mayflower Lane North, Madison, TN 37115.**

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 so 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.

Dated this the 9th day of March, 2021.

The 260 Mayflower Ln N Trust

By: _____

Brandon Adams, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brandon Adams, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 260 Mayflower Ln N Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 9th day of March, 2021.

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

Erin Dias

Notary Public

My Commission Expires: 8-7-24

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021