Karen Johnson Davidson County
Batch# 609929 DEEDWARR
04/08/2021 09:17:26 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20210408-0046624

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $160,000.00 Affiant Subscribed and sworn to before me This 26th day of February 2021. Notary Public My Commission Expires: 2/9/24

BRIAN C. JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Micaela Perez and Luis Alberto Sanchez Aguilar 103 Heritage Trace Drive Madison, TN 37115	New Owner	042110132.00co

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-04-15968

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Charles Williamson**, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Micaela Perez and Luis Alberto Sanchez Aguilar,** (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being an apartment Unit No. 103 of Heritage Village Condominiums created under Title 66. Section 27-101, et. Seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5201, Page 383 and Book 6260, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set for in Exhibit "A" of said supplement and amended to the Master Deed, for a more complete identification and description of such unit.

Being the same property conveyed to Charles Williamson by Robert J. Notestine III, Trustee, in Trustee's Deed of record in Instrument No. 20180129-0009065, said Register of Deeds for Davidson County.

This is improved property known as 103 Heritage Trace Drive, Madison, TN 37115.

This is the same legal description as appears on the prior deed.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Master Deed of record in Book 4758, Page 179, Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287, Book 9654, page 906, Instrument No. 20040804-0093767, By laws of record in book 4758, page 190, Book 6484, page 348, and Book 9256, page 848, said Register's Office.
3. Restrictive Covenants as of record in book 4758, page 190, book 6484, page 348. Book 6418, page 478 and book 9256, page 848, said Register's Office.
4. Subject to all matters as shown on boundary plat of record in Book 4460, Page 110, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 26th day of February 2021.

Charles Williamson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Charles

Williamson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 26th day of February 2021.

Notary Public

My Commission Expires: 1/9/24

