Karen Johnson Davidson County
Batch# 629763 DEEDWARR
05/05/2021 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $677.10
20210505-0060596

WARRANTY DEED

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/3/23
(AFFIX SEAL)

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0294

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rene F. Argueta	Castle + Cooke Mtg.	Map: 136100B06800CO
(NAME)	(NAME)	
3561 Seneca Forest Drive	13751 S. Wadsworth Park Dr. Ste 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Draper, UT 84020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-THREE THOUSAND AND NO/100 DOLLARS ($183,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SHAREE KEY, F/K/A SHAREE BUCKLEY, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RENE F. ARGUETA,

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:

Being Unit 29A on the Plan of a Revision of Lots 21-32, 39 & 40 on Condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest, as of record in Plat Book 6250, Page 49, as amended in Book 9773, Page 172, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharee Buckley, by deed from Kendra Leann Miles, married, of record in Instrument No. 20061205-0149915, dated December 1, 2006, Register's Office for said County. The said Sharee Buckley is now known as Sharee Key. Sharee Buckley and Sharee Key being one and the same person.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 49, amended in Book 9773, Page 172, said Register's Office; (3) Charter for Homeowners Association of record in Book 7948, Page 628, in the Register's Office for Davidson County, Tennessee; (4) Quitclaim Deed of common areas to Homeowners Association of record in Book 9735, Page 744, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 5931, Page 645, amended in Book 6145, Page 435, and Master Deed in Book 6021, Page 101, amended in Book 6124, Page 956, Book 6199, Page 270, Book 5931, Page 677, amended in Book 6145, Page 433, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3561 Seneca Forest Drive, Nashville, TN 37217
(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 our hands this 1 day of May, 2021.

Sharee Key

Sharee Key

STATE OF Virginia

COUNTY OF Prince William

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharee Key, 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 and official seal this, 1 day of May, 2021.

My Commission Expires: 07/31/2022 Brooke Tucker
Notary Public

BROOKE MARIE TUCKER
NOTARY PUBLIC
REG. #7803288
MY COMMISSION EXPIRES
07/31/2022
COMMONWEALTH OF VIRGINIA

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

