Karen Johnson Davidson County
Batch# 632116 DEEDWARR
05/10/2021 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20210510-0062375

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

Affiant

Sworn to and subscribed before me this 6th day of May, 2021.

Notary Public
My Commission Expires:

RACHEL GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Kim Jackson and Jacks Baby Enterprises, LL	133 Hermitage Woods Drive	Owner	
133 Hermitage Woods Drive			086-11-0A-059.00
Hermitage, TN 37076	Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Alberto Suastegui and Frida Chida, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Jacks Baby Enterprises, LLC,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

A certain Condominium unit in Davidson County, Tennessee, described as follows: Unit No. 4, Building No. 2 in a Horizontal Property Regime as shown on the Condominium Site Plan of Revised Phase 2 & 2A, Hermitage Woods Condominium Apartments (Raintree Village), as of record in Book 4860, Pages 62 through 64, inclusive, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Alberto Suastegui, married by Warranty deed from Robert G. Connelly and Joey L. Bowman, CO-Executors of the Estate of Freda R. Connelly of record in Instrument No. 20140904-0080903 Register's Office for Davidson County, Tennessee, dated September 03, 2014 and recorded on September 04, 2014.

Being the same property conveyed to Alberto Suastegui and Frida Chida, husband and wife by QuitClaim deed from Alberto Suastegui, married of record in Instrument No. 20201030-0126661 Register's Office for Davidson County, Tennessee, dated October 28, 2020 and recorded on October 30, 2020.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4860, Page Pages 62 through 64, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Raintree Village, Section A (Phase II & II-A, Hermitage Woods, Condominium Apartments)of record in Book 4753, Page Page 140, as amended in Book 4980, Page 378 and Book 5165, Page 781, Book 5172, Page 77 and instrument of termination in Book 5091, page 39 and Instrument No. 20040826-0103606 and 20040428-0047940, Register's Office for Davidson County, Tennessee.
By-Laws of Hermitage Woods, Phase II Raintree Village amended of record in Book 5122, page 878; Book 6229, page 970, Book 10382, page 596 and Instrument Nos. 20040428-0047940 and 20040826-0103606, Register's Office for Davidson County, Tennessee.
Charter of Hermitage Woods Community Services Association of record in Book 4753, page 101 and Book 5088, Page 854, Register's Office for Davidson County, Tennessee.
Access Easement and Public Utility and Drainage Easement of record in Book 4460, Page 82, in the Register's Office for Davidson County, Tennessee.
Anchor Easement of record in Book 5578, Page 752, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewer of record in Book 5193, Page 821 and Book 9418, Page 950, in the Register's Office for Davidson County, Tennessee.
Any inclusion of or deficiency in the description of the parking unit, garage, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 6th day of May, 2021.

Alberto Suastegui

Frida Chida

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Alberto Suastegui and Frida Chida, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin~~ Nashville, Tennessee, this the 6th day of May, 2021.

NOTARY PUBLIC
My Commission Expires: 10/26/2024

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/26/2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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