21-3745

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122



| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **195,000.00**.<br><br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **05/04/2021**<br><br>Notary Public<br>MY COMMISSION EXPIRES: 10/30/24<br>(AFFIX SEAL) |
|---|---|

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

Karen Johnson Davidson County
Batch# 633028 **DEEDWARR**
05/11/2021 10:57:35 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20210511-0063220

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3745

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Said Alberto Serrano Castillo and Marli Y. Rubi** | **Said Alberto Serrano Castillo and Marli Y. Rubi** | **142-04-0A-159.00** |
| (NAME)<br>**214 Old Hickory Boulevard** | (NAME)<br>**214 Old Hickory Boulevard #158** | |
| (ADDRESS)<br>**Nashville, TN, 37221** | (ADDRESS)<br>**Nashville, TN 37221** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John M. Dotson, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Said Alberto Serrano Castillo and Marli Y. Rubi, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 159, together with the appurtenant interest in the common elements of Belle Forest Condominium Apartments, of record in Book 5200, Page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed, of record in Book 5438,

Page 699, re-recorded in Book 5438, Page 742; as amended in Book 6082, Page 866; Book 9908, Page 982; and Instrument No. 20020321-0034877, Register's Office for said County.

Being the same property conveyed to John M. Dotson, unmarried by Deed dated June 18, 2019 from John M. Dotson, Trustee of the Julia A. Elliston Revocable Living Trust u/a/d August 20, 2014, recorded July 8, 2019, in Instrument Number 20190708-0066356, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **214 Old Hickory Boulevard, 159, Nashville, TN 37221**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 4th day of **May, 2021**.

John M. Dotson

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **John M. Dotson**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 4th day of **May, 2021**.

NOTARY PUBLIC

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/20/2023