Karen Johnson Davidson County
Batch# 637774 DEEDWARR
05/17/2021 01:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20210517-0066244

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Cindy Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9.21.24
(AFFIX SEAL)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-21-2024

THIS INSTRUMENT WAS PREPARED BY
Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 21-042499

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dana Henderson, A Single Woman	Dana Henderson, A Single Woman	104-02-4B-225.00-CO
(NAME) 3000 Vanderbilt Pl #225	(NAME) 3000 Vanderbilt Pl #225	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifty Thousand And No/100 Dollars ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
PATRICIA SECHI-CAPOTE AND ERNESTO CAPOTE, WIFE AND HUSBAND,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
DANA HENDERSON, A SINGLE WOMAN,
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 condominium located in Davidson County, Tennessee, being Unit No. 225 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights a 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 thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage

interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729; said Register's Office.

Being the same property conveyed to Cynthia D. Townsend by Warranty deed from Angela Hart, unmarried of record in Instrument No. 20140512-0040526 Register's Office for Davidson County, Tennessee, dated May 08, 2014 and recorded on May 12, 2014. (Value of consideration shown in aforementioned deed $304,000.00.)

Being the same property conveyed to Patricia Sechi-Capote and Ernesto Capote, wife and husband by Warranty deed from Cynthia D. Townsend, an unmarried woman of record in Instrument No. 20190424-0037760 Register's Office for Davidson County, Tennessee, dated April 23, 2019 and recorded on April 24, 2019. (Value of consideration shown in aforementioned deed $374,000.00.) Being also known as 3000 Vanderbilt Pl #225 225 Nashville, Tennessee 37212.

unimproved ☐
This is ☒ property, known as 3000 Vanderbilt Pl #225, Nashville, TN 37212
improved

(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 11 day of May, 2021.

Patricia Sechi-Capote

Ernesto Capote

STATE OF TENNESSEE

COUNTY OF Williamson

On this 11 day of May, 20 21, before me personally appeared Patricia Sechi-Capote and Ernesto Capote, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-21-2024

Printed Name: _____

Serial Number, if any: _____

My Commission Expires: _____

True Copy Certification

I, Kelly Greene Elrod, do hereby make this 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, Brianna Bartelsmeyer, a notary public for this county and state, Kelly Greene Elrod, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-06-2022

Seal

