Karen Johnson Davidson County
Batch# 651296 DEEDWARR
06/08/2021 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $325.23
20210608-0076552

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0157

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 87,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of May, 2021

Notary Public

Commission Expires: 11-21-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yadira Hernandez 270 Tampa Drive, H14 Nashville, TN 37211	Yadira Hernandez 1280 Middle TN Blvd Apt C Murfreesboro, Tn 37130	133-16-0A-097.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Barbara Harman, now known as Barbara Handler , married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yadira Hernandez, married

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:

LAND in Davidson County, Tennessee, being Unit H-14 of Harding Glen Condominium (formerly known as Barcelona Condominium until name was changed by Master Deed Amendment in Book 11509, Page 965), created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6400, Page 801, as amended in Book 9397, Page 814, Book 11509, Page 965, Instrument Number 20070926-0114999 (corrected in Instrument Number 20171004-0101537), and further amended in Instrument Number 20180606-0054269, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is also made to the Plan included as Exhibit A-2 to said Master Deed, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Barbara Harman, unmarried, by Quitclaim Deed from Daniel Harman, unmarried, dated 2/9/2007 and recorded 3/21/2007 in Instrument Number 20070321-0034337; and the same property previously conveyed to Barbara Harman by Warranty Deed from Jon Erik Edmondson, dated 11/9/1999 and recorded 11/12/1999 in Book 11741, Page 743, Register's Office for Davidson County, Tennessee.

Jim Handler, spouse of Barbara Handler, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 270 Tampa Drive H14, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of May, 2021.

Barbara Handler

Barbara Handler

Jim Handler

Jim Handler

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barbara Handler and Jim Handler** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of May, 2021

Kim Graves

Notary Public
My Commission Expires: 8·20·24

(Notary Seal)



True Copy Certification

I, Jennifer Harris, 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 Rutherford

Personally appeared before me, Nick Peters a notary public for this county and state, Jennifer Harris 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: 11-21-2024
Notary' Seal (if on paper)

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY