WARRANTY DEED

Karen Johnson Davidson County
Batch# 658598 DEEDWARR
06/17/2021 08:35:30 AM 2 pgs
Fees: $13.00 Taxes: $767.75
20210617-0081710

Y-SB-VRES-21-8511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-20-2024
(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashlin Blake Wildun	Evansville Teachers FCU	
(NAME)	(NAME)	181-02-0A-171.00-CO
8511 Burnham Lane #J-12	4401 Theater Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Evansville, IN 47715	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **YEDID MINJARES AND MARLON SAMUEL MONTOYA ESPINOZA, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLIN BLAKE WILDUN, UNMARRIED WOMAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. J-12 of Lenox Creekside, Phase 3, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080808-0081967 in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686,as amended by Instrument No. 20060606-0066938 in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Yedid Minjares , a single person by Warranty deed from Grant T. Waldron of record in Instrument No. 20160510-0046054 Register's Office for Davidson County, Tennessee, dated May 06, 2016 and recorded on May 10, 2016.

Yedid Minjares having since married. Marlon Samuel Montoya Espinoza joins in this instrument to convey any marital rights he has in subject property.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Matters shown on Exhibit Plat, Sheets 1 through 11, attached as Exhibit "A" to the Amendment to First Supplement, of record in Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, a Condominium of record in Instrument No. 20060306-0025686 and as amended in Instrument No. 20060606-0066938, and supplemented by First Supplement annexing Phase II Property of record in Instrument No. 20070801-0091466, as amended in Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20060227-0022558, in the Register's Office for Davidson County, Tennessee.
- All matters shown on PUD Boundary Plat of record in Plat Book 9700, Page 374, in the Register's Office for Davidson County, Tennessee.
- Right of Way and Easements to Gulf Interstate Gas Company of record in Book 2203, Page 579, Book 2244, Page 11 and Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 11338, Page 743, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20060809-0097652, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement to United Telephone Company of record in Instrument No. 20070503-0053020, in the Register's Office for Davidson County, Tennessee.

- Grant of Easement to Comcast of Nashville, I, LLC of record in Instrument No. 20150126-0007087, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement for Conservation Greenway of record in Instrument No. 20130103-0001024, in the Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument Number 20130215-0015739, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8511 Burnham Lane #J-12, Antioch, Tennessee 37013**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 11th DAY OF JUNE, 2021.

Yedid Minjares

Marlon Samuel Montoya Espinoza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YEDID MINJARES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARLON SAMUEL MONTOYA ESPINOZA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

True Copy Certification

I, Yvette Meldrum, 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 of Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for Rutherford County and state, Yvette Meldrum 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: 4-13-25

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025